



CANYON GRANADA TIMES

ISSUE 6 – SPRING EDITION

MARCH 2023

A Word From our HOA President

A typical trip to the grocery store reminds us that inflation has hit us all in the wallet. The cost of goods and services has risen exponentially over the past couple of years. Blame it on “supply chain issues” or whatever the excuse of the day, a dollar just doesn’t go as far as it once did. As an owner here at Canyon Granada, I regret to inform you that your HOA has not been immune to these rising costs. Here are a few examples with a January 2022 to January 2023 comparison:

- Garbage – was \$603 in 2022; \$960 in 2023 – 59% increase
- Natural gas – was \$4,712 in 2022; \$7,086 in 2023 – 50% increase
- Water – was \$1,084 in 2022; \$1,177 in 2023 – 8.5% increase
 - With Canyon Granada adopting the Desert Water Authority mandate for HOA’s to reduce watering of grass areas, this small increase is due, in large part, to conservation.
- Earthquake Insurance - \$23,550 in 2022; \$26,898 in 2023 – 14% increase

Your HOA board works to maintain costs and keep our monthly homeowners dues at a reasonable level, just as each of you do in managing your personal budgets. We do this through careful management of our finances and resources, and through the cooperation of each of our owners. We thank you for your continuing awareness and understanding as we navigate this financially tumultuous time.

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

Ants in the Pant(ry)



We coexist with a variety of insects and animals in our desert environment. If your home has been periodically invaded by tiny black ants, fear not – they are pesky but harmless. If your kitchen countertops are dirty or have even small sprinkles of sugar, crumbs, or spilled juice, these critters will find a way in and help themselves. Keep your countertops clean and don't leave food unopened as it is an invitation to an ant invasion.

Of greater concern are Red Imported Fire Ants or RIFA. Canyon Granada has been working cooperatively with the Coachella Valley Mosquito and Vector Control District to address an invasion of a variety of pests, including a species of ants we don't want to take hold at Canyon Granada. Here is the lowdown on these ants, as reported on the Vector Control District website:

RIFA have started to find a home in the Coachella Valley. Arid deserts are not naturally suitable for RIFA survival, however irrigation of golf courses, lawns, flower beds and other horticultural landscapes, provide moist and relatively cool conditions conducive to red imported fire ant (RIFA) survival. The RIFA program was established to reduce the potential for injury and economic impact to the residents and visitors of the Valley. Property inspections and control product treatments are conducted at prescribed intervals.

What are they?

RIFA (*Solenopsis invicta*) is one of over 270 widespread ant species. A native to South America, RIFA has become a pest in the southern United States and is present in the Coachella Valley.

RIFA possess venom and are known to have a strong, painful, and persistent sting that often leaves a pustule on the skin. A person typically encounters RIFA by inadvertently stepping into one of their mounds, which causes the ants to swarm up and attack in large numbers. RIFA respond to the pheromones (chemical secreted by ants that influence the behavior of other members of the same species) that are released by the first ant to attack.

The ant stings can even inflict death on smaller animals by overloading their immune system as well as anyone allergic to their sting. Worker fire ants attach to the skin using their mouth parts and end of their abdomen (gaster) to inject the stinger into the victim. Fire ants both bite and sting, but the sting is responsible for the pain and pustule.

If stung by RIFA

- Wash affected area with soap and water thoroughly
- Elevate bitten area and apply ice or cold compress
- Seek medical attention if swelling worsens or you experience an allergic reaction
- Keep blisters clean and avoid scratching

Projects

Stucco and Painting Project

Springs Painting has completed the enormous task of repairing stucco and painting our Canyon Granada buildings, walls, carports, and railings, and generally giving our property a much-needed facelift. Take a walk around the property and we think you will agree that the special homeowners assessment of \$3,000/unit was money very well spent. Many thanks to the hard working and dedicated Springs paint crew, and to our on-site coordinator – Hap Blaisdell. Hap kept everyone up to date on the complex schedule for the project, and further coordinated a group of homeowner volunteers who kept each building informed of the schedule and progress, ensuring that Springs could complete their work on time and within budget.

Carport Storage Area Doors

When Springs painted our carports, you may have noticed that they did not paint the storage closet doors. Your HOA Board is still grappling with the most cost-effective, aesthetically pleasing, long-lasting method of repairing closet doors that have been warped and destroyed over

many years of use. The Board has reviewed several contractor methods and bids for this needed repair and is striving to make a final decision on the best fix for at least 30 of our damaged storage doors. This is a very costly project, and we appreciate your patience as we try to make the best long-term decision.

Front Doors

The HOA Board continues to discuss alternatives for repair or replacement of front doors. The painting of the doors several years ago resulted in a failure of the paint on some doors with excessive sun exposure. This is a very costly initiative, and the Board is cautiously working on assessing the extent of the damage to doors and on determining a best path forward. Recommendations will be forthcoming.

Landscape Committee

The main initiative of the Landscape Committee over the past several months has been the enormous task of coordinating the pull-back, removal, trimming, and overall health of existing foundation plants throughout the Canyon Granada complex during the painting project. Hap Blaisdell, Chair of the Landscape Committee, and homeowner Duane Hockenberry were the go-to homeowner experts for this important aspect of the project. Overall, we ended up replacing about one third of our foundation plants. This was done within the authorized budget and with excellent cooperation from our landscape contractor and on-site gardener. If you see a new planting or an area that does not appear to be thriving, flag it for our on-site gardener, Isaac. Flags are in the front gate trash enclosure, on the door of the gardener's shed. Our landscape contractor has also been working on sprinkler timer replacement and more water efficient schedules for all areas. If you see an area that is not being watered, or is over-watered, point it out to Isaac or flag it for his oversight.

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.

Call to Action

We are seeking homeowner participation on our committees and on the HOA Board. At the most recent Board meeting held in February, Ed Young was re-elected President of our HOA. Mark Azar will serve as Vice-President, Hap Blaisdell as Treasurer, and Karen Ross as Secretary. Newly elected to the Board, Wayne Bunten will serve as Board Member at Large. Our established committees and committee chairs are as follows: Finance – Hap Blaisdell; Landscape – Hap Blaisdell; Architecture – Ed Young; Social and Communication – Karen Ross. If you have an interest in serving on any of these committees, or perhaps you have future interest in running for election to our HOA Board, contact committee chairs or board members for more information. We need active participation from all owners to maintain our community in a manner that keeps our property values and lifestyle the best they can be.

Pickleball is the Name of the Game

There's a relatively new sport that has been taking the world by storm. If you haven't caught on – the word Pickleball is synonymous with a game the whole family can play and enjoy. Canyon Granada is the proud owner of one Pickleball court. If you haven't yet tried the game, it is easy to pick up and a whole lot of fun. Here is a little history from the USA Pickleball website:

After playing golf one Saturday during the summer, Joel Pritchard, congressman from Washington State and Bill Bell, successful businessman, returned to Pritchard's home on Bainbridge Island, WA (near Seattle) to find their families sitting around with nothing to do. The property had an old badminton court so Pritchard and Bell looked for some badminton equipment and could not find a full set of rackets. They improvised and started playing with ping-pong paddles and a perforated plastic ball. First, they placed the net at badminton height of 60 inches and volleyed the ball over the net. The weekend progressed, and the players found that the ball bounced well on the asphalt surface and soon the net was lowered to 36 inches. The following weekend, Barney McCallum was introduced to the game at Pritchard's home. Soon, the three men created rules, relying heavily on badminton. They kept in mind the original purpose, which was to provide a game that the whole family could play together.

Rather than befuddle you with the scoring and rules, take advantage of the Palm Springs Parks and Recreation offer of low cost Pickleball lessons at Demuth Park. It's a great way to learn the basics, get some exercise and to understand and enjoy a game that your friends and neighbors are talking about and playing. Next step – get out on Canyon Granada's Pickleball Court and enjoy the game!

And remember, Pickleball courtesy says that if you are using a court and new players show up on the scene, invite them to rotate in and play a few games. The more the merrier is the cardinal rule of Pickleball!

Neighborhood Profile – Twin Palms



One of the advantages of being a homeowner at Canyon Granada, is the beautiful neighborhoods that surround us. Just up the road is Twin Palms, a treasured community in Palm Springs. One of the desert's first modernist neighborhoods, Twin Palms was built in 1957, and was designed by William Krisel and built by the Alexander Construction Company. The Historic Ocotillo Lodge was part of the master plan of the Twin Palms neighborhood. At the Lodge, potential buyers could spend the weekend enjoying cozy apartment living with a Palm Springs twist, while perusing lot choices and exterior designs, all with some basic features. Twin Palms Estates feature a *singular* 1,600 square-foot floor plan with varying facades, rooflines, and plan-rotation on approximate 10,000 square-foot lots, and each home came standard with two palm trees, hence the name – Twin Palms. The market was aimed at middle-income and second-home buyers looking for an escape from ordinary life.

Twin Palms homes convey the stereotypical Palm Springs lifestyle – swimming pools, private yards, mountain views, and mid-century architecture. Probably the most recognizable symbol of

Twin Palms is the butterfly-roofline – a design that Krisel incorporated in other housing tracts from the San Fernando Valley to Las Vegas. The homes are all post and beam construction, allowing for all interior walls to be non-load bearing.

The builder of Twin Palms, George Alexander, lived in the Ocotillo Lodge after it was completed and used it as a place to entertain friends and business associates. George and his son Robert built over 2,200 homes in the Coachella Valley between 1955 and 1965 and George Alexander is immortalized with a star in the Palm Springs walk of fame.

A New Game in Town

Have you had a chance to check out the latest sports and entertainment venue in town? The Acrisure Arena, located in Indio, is a beautiful, new 10,000 seat, 300,000 sq. ft. arena and home to a semi-pro hockey team, the Coachella Valley Firebirds. In addition to fired up action on the ice, the arena has a full line-up of first-rate entertainment. Here is a sampling over the next few months:

March 4: [Ana Gabriel](#)

March 7: [Jimmy Buffett](#)

March 24: [Freestyle Explosion Throwback Jam](#)

March 31: [Reba McEntire](#)

April 25: [Journey](#)

May 31: [Shania Twain](#)

June 2: Lizzo

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, 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