



CANYON GRANADA TIMES

ISSUE 10 – SPRING EDITION

APRIL 2024

Message From Our HOA President – Mark Azar

I hope this message finds everyone doing well. It's a great time of year where the weather rewards our patience for the 'cooler' months and the more than usual rain this winter. While I haven't been in Palm Springs since late December, I'm looking forward to returning in early May. During the most recent HOA board meeting, the landscape committee mentioned the community is being very well taken care of and the grounds look great! The board would also like to welcome a new homeowner to the Landscape Committee, Maryam Ragan, the new owner of unit 515. Welcome Maryam and thank you for getting involved. There are only 60 owners in Canyon Granada and the board highly encourages owner involvement.

During the last board meeting, a committee was approved to evaluate and recommend prioritization and budgeting for large projects such as paving, roof replacement, resurfacing of tennis courts, pool deck resurfacing, and the 4+ year door project. Maintaining a beautiful community requires tough decisions related to priorities and how HOA dues are budgeted. The committee will include two board members, Wayne Bunten and Sebastien Verreault and two homeowners.

Last, I'd like to share a couple public service announcements. Applications for Architectural Improvements must be completed and approved in advance of any renovation work. This helps protect the integrity of our community and ensures that repairs/renovations comply with the community's CC&R's. When a violation of our CC&R's occurs, a Notice of Violation is sent demanding remediation which potentially is very expensive for the homeowner. The next public service announcement is to remind everyone about common courtesy in a shared community. Please be courteous to your neighbors! We share walls, floors, ceilings, and common areas throughout the community. In the event someone isn't being courteous, we highly encourage you to please share with the other party directly. I'm optimistic most concerns will be quickly resolved if we simply speak with each other. If a concern isn't remedied, please feel free to contact management.

Message from Management

Entry Gate Code Change!

Effective April 15, we will be changing our entry gate code. We refresh this code at least once a year. The new code will be: #2010. Please share this code cautiously. We want to keep our property as secure as possible, without the trespass of unwelcome visitors.

Lock Change Out on Storage Closets

Refacing of our carport storage closets is soon to commence. At the March 23 HOA Meeting, the Board determined that when this project takes place, we will change out all storage closet locks to a common lock with one key held by Management, and the other assigned to the homeowner. The process for issuing these locks and keys will be communicated by management before the repair project begins. All due care will be taken to protect the contents of each storage closet while the doors are being repaired.

Saving the Planet One Bag of Compost a Time

In addition to our household waste and recycling bins in our two garbage vestibules, a small, green waste bin is available near the garbage bins at the front gate. This bin is for organics, which can be bagged in compostable bags, clear or white plastic bags and/or paper bags. You may place the following in the green waste bin:

- Vegetable waste
- Coffee grounds
- Tea bags
- Cooked meat and bones
- Food scraps
- Food soiled paper

You can even place compostable food containers, like used pizza boxes, in the green waste bin. These food soiled containers should not be placed in the recycling bin.

Smoking Policy

At the March 23 HOA Board Meeting, a smoking policy for Canyon Granada was once again discussed. The Board reiterated that we would continue with a neighbor-to-neighbor approach to smoking on property. As such, if a resident is bothered by toxic fumes from cigarette smoke or vaping, kindly approach your neighbor first to let them know that you do not wish to be exposed to this secondhand smoke. If this approach fails, contact management for resolution. As a rule, smoking is not permitted on balconies or patios. Owners, please inform any tenants of this policy as we wish to co-exist peacefully and healthfully on our Canyon Granada property.

Board Members – Volunteers at your Service

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

Projects

Special Committee to Review Major Projects: At our March 23 HOA Meeting, a special committee was appointed to review upcoming, major project expenses. The scope of this committee will be to review and prioritize projects based on cost and urgency. Board Members Wayne Buntin and Sebastien Verreault will lead this committee, assisted by two additional homeowners to make recommendations to the full Board at the May 11 meeting. Projects under review will include paving, roof replacement, resurfacing of tennis courts, pool deck resurfacing, and door repair. Your HOA dues fund reserves to pay for major projects such as these. The Committee will be tasked with determining appropriate funding and timelines for each project to minimize the need for any dues increases and/or special assessments.

Doors: The Board continues to grapple with the issue of the failed paint on our front doors. The remedy for this problem is extremely costly. Thus, patience is requested until we can reach a viable solution that will not result in a financial hardship for our HOA. One step in this process is the potential approval of a second paint color for the front doors. Our dark brown paint color, voted on by homeowners several years ago, has been problematic with the extreme temperatures and direct sun exposure we experience in our Palm Springs climate. At the May 11, 2024, Board Meeting the Board will be reviewing alternative color choices and selecting a complimentary, lighter color that could be elected by a homeowner for a new door, or any door that must be repainted.

Bead Blasting of Pools: Our pool perimeter tiles have developed hard water deposits that will soon be removed through bead blasting. The west pool will be the first to receive this treatment, as it is not heated during the winter season and sees very little use. The east pool will be bead blasted after the end of May. This should leave the tile on the pool perimeters looking much better.

Architecture Committee

Issues continue to occur with flooring replacement on second story units. Per our CC&R's, hard surface flooring is not allowed in the living areas of these units. "Wet" areas such as kitchens, bathrooms, and dining areas are the only exception. For any major interior remodel, homeowners must submit to management an Application for Architectural Improvements. This is for your protection, as it will prevent costly remediation of inappropriate or unauthorized improvements. This form can be found in the Forms section of our Canyon Granada HOA website.

Landscape Committee

Our Landscape Committee continues to provide excellent oversight on the care and maintenance of our grounds. Committee Chair, Duane Hockenberry submitted the following report to the Board at the last HOA meeting:

1. Extensive sprinkler system problems were finally resolved by replacing a system timer. Although the problem started in December, it wasn't until the power surge that took out our pool pumps that a timer changeout then solved the issue. We suspect a smaller power surge may have damaged the timer earlier without hurting other electrical equipment. Regardless, it ended up a much simpler and cost-effective fix. We want to do a thorough survey of the sprinkler system with our landscape contractor to develop a needs-based estimate for older equipment and parts for budget planning going forward.
2. Due to extensive rainfall in January, two separate fertilizer and weed treatments were applied with good results. Many small weeds had germinated, and our landscapers wanted to eliminate the problem before the summer season kicks off.
3. Olive trees were sprayed to reduce the olive fruit development to avoid the year-round mess they cause for cleanup.
4. Martin continues to attend to our ground's maintenance at a high level. Many of you may have noticed that he now hard rakes the desert scape outside the walls after he cleans the area. A very nice new touch.

Our Canyon Granada grounds are looking particularly lush after a cool and wet winter. Many thanks to the hard work of our groundskeeper, Martin, for taking so much care and personal accountability for our landscape.

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 to visit and participate in the Perez Arts District – 4th Friday Art Walk? It's a unique and rewarding experience to visit the working studios of local artists and to purchase one of a kind, original works of art. If you want to plan a visit, here's the info from the Cathedral City website.

The Perez Art District's highly anticipated Art Walk event moves to Fourth Fridays at 4pm. The Art Walk promises an immersive experience for art enthusiasts and the local community.

Conveniently located at 68845 Perez Rd in Cathedral City, California, the Perez Art District is home to a vibrant community of artists. Visitors to the district will have the opportunity to explore the working studios of over 30 talented artists in the H and I Buildings, with an additional 6 artists in the A and C Buildings. The Art Walk offers a unique chance to witness the creative process across a variety of disciplines, including painting, sculpture, photography, and mixed media.

To stay updated on upcoming events, follow the Perez Art District on social media:

Facebook (<https://www.facebook.com/ThePerezArtDistrict>)

Instagram (<https://www.instagram.com/ThePerezArtDistrict/>)

Find us in buildings A, C, H, and I along Perez Rd in Cathedral City, CA. The Art Walk will commence at 4pm and run until 7pm, allowing ample time for attendees to discover the diverse range of artistic styles within the district.

For further information, please contact Anne Bedrick at anne@annebedrick.com.

Neighborhood Gems



Tahquitz Falls

In the literal front and backyard of Canyon Granada, we are fortunate to be located near two of the most sacred and beautiful sites of the Agua Caliente Band of Cahuilla Indians. Indian Canyons, located just south of us on South Palm Canyon, offers scenic trails and remnants of the Agua Caliente people who have lived and thrived here for thousands of years. Tahquitz Canyon, just north of us (where Mesquite dead ends at the Visitor Center) is a moderate, two-mile loop hike that boasts a natural waterfall and stream that provide cool respite on hot, desert days. This Spring season will be an extraordinary time to visit either or both areas. Our wet winter has produced an abundance of greenery and a lavish superbloom of wildflowers. Additionally, Indian Canyons is home to indigenous flora and fauna, including several natural Palm oases.

The Agua Caliente Band of Cahuilla Indians generously maintains these areas, charging a modest fee for entry. Included with that fee are trail guides and information that will assist you in planning a fun and successful outdoor adventure. The Tribe offers ranger talks and guided hikes, trading posts, and concessions. If you plan to explore these areas, protect yourself from the sun by dressing appropriately, and stay hydrated. As with any hike, tell a friend where you will be and stay within your capabilities. With proper preparation and planning, you will be rewarded with a magnificent experience in either of these areas.

www.tahquitzcanyon.com

www.indian-canyons.com

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