



CANYON GRANADA TIMES

ISSUE 11 – SUMMER EDITION

JULY 2024

A Word from HOA President, Mark Azar

Hope everyone is enjoying the summer, regardless of your location for the summer months. I had the opportunity to visit Canyon Granada in early July and was pleased with the condition of our community through the challenging summer months. Thanks to everyone who contributes to the same including our landscape committee, property management (Cindy) and our very active HOA board.

I have been reflecting on my time as a board member and how committed the current board is to ensure Canyon Granada remains a highly desirable community in Palm Springs, including maintaining the value of our investments. Thank you to the current board for your service to our shared community.

I encourage every owner to please get involved in some form or fashion. Volunteer for a committee, submit a nomination to run for a seat on the HOA board or simply participate in HOA meetings and make your voice heard. We're a stronger community with input from everyone!

Management Messages

New Board Member

At the July 13, 2024, HOA Board Meeting, Duane Hockenberry was appointed to fill the Board position vacated upon the death of homeowner and Board Member, Vincent Calvarese. While welcoming Duane to the Board, we also express sincere condolences to the family and friends of Vincent who will be missed as a valued and contributing member of our community.

Canyon Granada Annual Meeting – November 23, 2024



The date is set for our annual Canyon Granada Homeowners meeting. Mark your calendars for November 23, 2024, Noon, on the tennis court. The annual meeting is a great way to hear from your Board and Management, receive a recap of annual highlights, and ask any questions you might have. In addition, we will be electing Board Members to fill any positions that are either vacant or up for renewal. If you are interested in applying for a board position, please fill out and return the form that will be mailed to you in early fall. The Board Member election will take place by mail prior to our meeting and results will be announced by our election auditors on November 23. Following the meeting, at 2:00 p.m., we will again be hosting the ever-popular resident’s potluck at the east pool. This is a great opportunity to meet and greet your fellow residents, and to share delicious food and beverages. Please plan to join us!

Pesky Mosquitoes



No one likes to hear the high-pitched buzz of a hungry mosquito zeroing in on its target – you! Or worse, to not hear that stealthy predator and become a victim of an itchy bite. Enter the Coachella Valley Mosquito and Vector Control District, who recently conducted an on-site survey of Canyon Granada. Inspectors found numerous breeding grounds for these unwelcome pests on our property. Here are the things to watch for and remedy. Patio fountains with stagnant water are a big culprit. Several of these fountains were treated during the recent on-site visit. Other breeding grounds include pots and saucers that hold stagnant water. If any of these things exist on your patio or balcony, please either remove them or turn over saucers or empty pots that may be holding water and drain fountains that are not actively circulating water.

In addition to annoying bites, mosquitos carry disease. Vector Control is monitoring in the Coachella Valley for the following serious diseases:

- West Nile Virus (WNV)
- St Louis Encephalitis Virus (SLEV)

The infestation of the invasive mosquito species *Aedes aegypti* has brought the risk of diseases such as

- Dengue
- Chikungunya
- Zika

Please be mindful of preventative measures to banish mosquitoes and make our outdoor living at Canyon Granada something we can all enjoy and look forward to.

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

HOA Budget and Financials

A committee consisting of homeowners Wayne Bunten, Sebastien Verreault, Kyle Lockwood, and Winston Marler reviewed priorities for the 2024-25 budget and made recommendations that include a \$40/month increase in HOA dues to \$560/Monthly, which was approved by the HOA board and effective July 1, 2024. This dues increase will help fund an extra \$14,000 annually to reserves and offset other operating expense increases. The hope is to forestall the need for a special assessment. The large projects recommended by this committee include carport storage door refacing, pool redecking, and concrete repair. Reserves of \$60,000 have been set aside for these projects.

At the July 13, 2024, HOA Board Meeting, Treasurer Wayne Bunten provided a report on the close of budget year 2023/24. He noted that Canyon Granada incurred an operating loss of \$29,000. This was largely a factor of nonrecurring legal fees and insurance premium increases. He stated that investment income is contributing approximately \$10,000 annually to our reserves, which currently stand at \$379,000.

Architecture Committee

HOUSE NUMBERS ON BUILDINGS NEAR STAIRWAYS

At the May 11, 2024, HOA meeting, the Board approved attaching house numbers for second floor units near stairways. An architectural request must still be submitted, and house numbers must be properly installed.

Projects

Doors: Attached to this newsletter is a letter to homeowners, setting forth the options regarding failed paint on front doors. Please review your options carefully. You may either choose to replace your door with one of two door styles outlined in the letter, or if you choose to keep your existing door, Springs Painting will sand and repaint it this fall. In either case, an architectural request must be submitted. Homeowners will have until October 31, 2024, to make their requests. Painting of either repaired or new doors will take place in the November/December timeframe. Homeowners will have the choice of one of two approved colors for their door, as specified in the letter.

Carport Storage Doors: The contractor originally approved to proceed with the refacing of carport storage doors declined to move forward with the project. Another contractor will do the work when cooler weather returns in the early fall. As a reminder, when this work commences, all locks will be

replaced on storage doors. Management will contact homeowners to provide an update on when the work will take place, and to provide an opportunity to remove existing locks. All due care will be taken to protect the contents of storage closets while doors are being refaced.

Speaking of storage closets, one larger, full-size closet exists in the carport in front of the 300 building. This extra-large storage closet can be rented for \$240/year. Contact Management if you are interested in renting this closet.

Landscape Committee

A timely topic our Landscape Committee has been addressing is the impact of California Assembly Bill 1572 – Potable Water: Nonfunctional Turf. AB 1572 specifies that drinking water cannot be used to water nonfunctional turf, and sets the date of January 1, 2030, for multifamily residential properties like Canyon Granada to comply with the removal of this turf. The Landscape Committee acknowledges that the bill's language might modify over the next several years, but they are recommending a phased in, good faith approach that identifies nonfunctional turf that could potentially be removed and replaced with desert landscaping. If we act soon, we may be able to qualify for grass removal rebates, which are finite and could run out. Landscape Committee Chair, Duane Hockenberry, is scheduling a walk-thru of the Canyon Granada property with the Desert Water Authority to assess a proposed Phase I plan.

Security

Pedestrian Gates

Other than our Avenida Granada and west side vehicle entry gates, Canyon Granada security depends upon keeping pedestrian gates on the east side of the property securely closed. Recently, management had to escort out an unhoused individual from our property, who had presumably entered via an open gate. We have likewise reminded our landscape crew to close gates after they finish their grounds work. Now it is up to each of us to make sure pedestrian gates are securely latched when we leave or enter. This problem seems to be frequently happening in the evening when the sun goes down and residents are more likely to leave the property for a stroll. Our Canyon Granada property has been victim of pool equipment theft and car break-ins in the past. Please help us ensure that these gates remain a defense against unwelcome activity.

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.*

Neighborhood Gems

PALM SPRINGS CULTURAL CENTER



Looking for a cool escape during the long, hot summer? Look no further than the Palm Springs Cultural Center. Located on 2300 East Baristo Road, the Cultural Center offers diverse programming throughout the summer including classic films, farmers' markets, live performances, art installations, and lecture series. Originally built in 1967, the Camelot Theater continues to provide a home for the Palm Springs Cultural Center and a central meeting place for arts and culture activities in Palm Springs.

Check out the Palm Springs Cultural Center website for current events, including film programs, musical events, live theater, and special community events. Catch a film on the big screen, nestle in with a bag of tasty popcorn, and enjoy the air-conditioned comfort of a beautiful, mid-century movie theater. Every Saturday, from 8:00 a.m. to 1:00 p.m., you can also attend a Certified Farmers Market. There is something for everyone to sample and enjoy at the Palm Springs Cultural Center.

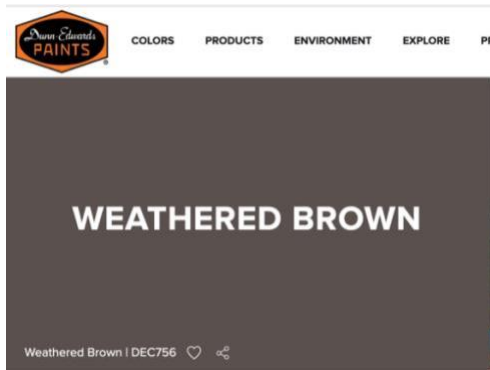
<https://psculturalcenter.org/pscc>

Door Repair/Replacement Letter:

Dear Canyon Granada Homeowner:

The Canyon Granada HOA Board has come to a resolution on the issue of our Canyon Granada front doors. If your front door is in poor condition and you wish to have your existing door refinished and repainted, this process will take place in the November/December 2024 timeframe. Homeowners must submit an architectural request (available on the Canyon Granada website) by October 31, 2024, indicating your desire to have your door refinished, including the paint color you desire. Two approved paint colors are as follows. Paint chips for these colors are available at Dunn Edwards paint stores:

1. Dunn Edwards – Weathered Brown (the dark brown color doors were painted several years ago)
2. Dunn Edwards – Majolica Earthenware



Match of Dunn Edwards™ DET453 Majolica Earthenware *



Ready to purchase? Select the paint category, product type and gloss level below to see available options for this color.

Step 1: Select Paint Type / Application

Spray, OEM,
Bottles and Pens

House and Wall
Paint

Specialty Paint

Homeowners whose doors were not painted the Weathered Brown color but whose doors are in good condition, may choose to maintain their existing door color.

If you wish to replace your door, choose one of the following two new door options. These specifications and quotes are from Builders Supply in Palm Springs. Prices are subject to change and do not include the cost of installation or hardware:



Quote

Page 1 of 1

Quote Number: 827

Date: 7/19/2024

Customer Information

Name: Canyon Granada - Jeff

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

NFS = 37-1/2" x 81-11/16"; R.O. = 38" x 82-3/16"



Image is viewed from Exterior!

Lead Time: Stock (Call to Verify)

Item Description	Qty	Price	Extended
3' 0" x 6' 8" S2XE-ADVF Smooth-Star - Pulse (Advanta Flat Lite Frame) Fiberglass Door w/Satin Etch Glass - IS-2 (Left Hand) Inswing	1	999.53	\$999.53
2-3/8" Backset - Single Bore w/Mortised Latch Prep w/Full Lip (Standard) Strike Prep	1	0.00	\$0.00
Set of #1279 Commercial 1/4" Radius - US15 Satin Nickel Hinges	1	31.04	\$31.04
Primed Wood Frame - 4-9/16" Jamb w/No Exterior Trim	1	230.40	\$230.40
Bronze Compression Weatherstrip	1	0.00	\$0.00
Adjustable - Silver Sill	1	0.00	\$0.00
Item Total			\$1,260.97

Order Sub Total: \$1,260.97

Tax: \$116.64

Order Total: \$1,377.61



SOLD BY:
490 E Sunny Dunes Road
Palm Springs, CA 92264

SOLD TO:

Customer
QUOTATION
QUOTE DATE
7/19/2024

QUOTE NAME	QUOTE NUMBER	CUSTOMER PO#
Canyon Granada	637799	
PRINTED BY	DATE REQUESTED	CREATED BY
chris.martins@parkerlumber.com	Quote Not Ordered	chris.martins@parkerlumber.com

Customer Comments: Order Notes

Line #	Description	Unit Price	Qty	Ext. Price
100-1	Room: None Assigned Notes: Fiberglass Doors, Entry Door, 37.5 x 81.75 Overall Frame Width = 37.5, Overall Frame Height = 81.75 Call Width = 3/0, Call Height = 6/8 Handing = Left Hand Inswing MS1 and MS5 Door Cutout Size = Not Applicable, Door Skin Type = Plastpro® Oak Grain, Series = Paneled, Door Panel Configuration = 6 Panel CraftsmanBore Prep = Standard ABS Double Bore, Viewer Prep = No Prehanging Material = Primed Pine, Wall Condition = 4 9/16", Sill Type = Mill Fixed, Moulding = No Moulding, Weatherstripping = Bronze, Door Bottom = Aluminum Mill, Hinge Type = 1741 (Standard) Light Weight, Hinge Finish = Satin Nickel (US15), Request Unit Knocked Down = No Confirm Rough Opening Height = Yes, Rough Opening Height is correct Label Door = No Series Desc = Fiberglass, Product Type = Single Door, IsCustomWidth = No, IsCustomHeight = No, IsSlabOnly = No, IsPrehung = Yes	\$815.70	1	\$815.70



Door Order(s): Lead-time and order acceptance will be determined at the time of order entry and will be based on production capacity at the time

Hardware Order(s): Will be processed upon confirmation and deliver within 1-3 business days provided product is in stock and delivery schedule to specific locations, if stock is being sent from another location lead-time may vary

SUB-TOTAL:	\$815.70
SALES TAX:	\$75.45
TOTAL:	\$891.15

The Architectural Committee has identified a standard door hardware, and these specifications are on our Canyon Granada Website. For your reference, hardware is Schlage antique brass handset with Camelot Georgian knob. Available at Home Depot or other neighboring hardware stores: HD# f60V cam 609 geo.

If a homeowner chooses to replace their front door, an architectural request (available on the Canyon Granada website) must be submitted including door specifications and a receipt for the door purchase and installation. Color choice must also be specified. The HOA will reimburse \$400 toward the cost of

a new door and will also paint the new door. To minimize the cost of door painting, this is a one-time offer for new doors during this group painting project.

Please submit your request for having either your new or existing door painted this November/December by October 31, 2024.

Direct any questions about this process to Cindy Anderson, Maryellen Hill and Associates, Office: 760-320-5033, Ext. 225; Email: canderson@mehill.com

Distribution of Newsletter to Tenants

Our Canyon Granada newsletter is distributed to owners only. We encourage owners to share communications with tenants. If you have a question or suggestion for a future newsletter, contact Karen Ross at powerup6850@gmail.com