



CANYON GRANADA TIMES

ISSUE 9 – WINTER EDITION

DECEMBER 2023

A Word From Our HOA President

It was great to see and catch up with many of you at the annual Canyon Granada HOA board meeting. I'm proud of what the HOA accomplished in 2023 and shared notable accomplishments during the annual meeting which are also highlighted again in this newsletter.

I'd like to again offer a special thank you to Hap for his lengthy dedication to the community in multiple ways. Thank you again Hap! I'd also like to thank the fellow board members and owners for placing your trust in me as a board member and HOA president. I encourage all owners to please get involved as there are only 60 of us. Working together, collaborating, and exchanging ideas, even different points of view make our community stronger. Cheers to continued health and happiness in 2024!

Mark Azar

Message from Management

SMOKING ON PROPERTY

Resident concerns about smoking regulations on the Canyon Granada property were discussed at a recent Board Meeting. Cindy Anderson noted that many homeowner's associations have implemented complete smoking bans on property, including inside individual units. She shared that California State law and the nuisance clause in the Canyon Granada CC&R's protect homeowners from being subjected to noxious and toxic fumes from smoking. As a good neighbor policy, smoking should not take place on balconies, patios, or in common areas adjacent to units. The Board will be further discussing and considering best practices for Canyon Granada.

TRASH TALKING – AGAIN

A variety of unauthorized items, like construction and remodeling materials, have been overflowing our recycling bins of late. If you have hired a contractor to do work in your home, please ensure that they haul away trash, and do not use our garbage or recycling bins for this kind of waste. Also, please ensure that all cardboard boxes are broken down before you place them in the bins. The following is a list of items that may be placed in the recycling bins:

- Assorted food jars and bottles
- Baby food jars
- Beer bottles
- Cardboard (broken down)
- Cereal boxes
- Computer paper
- Condiment jars
- Egg cartons (paper + plastic)
- Food boxes
- Fruit + vegetable cans
- Jam + jelly jars
- Juice bottles
- Soda cans
- Juice cans
- Mixed paper
- Milk cartons
- Newspapers
- Paperback books
- Pet food cans
- Plastics 1-7
- Plastic laundry jugs
- Plastic bottles
- Shampoo/lotion bottles
- Soda/beer cartons

A green waste bin is also available in the garbage vestibule near the front gate. Organics 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

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

FLOORING GUIDELINES: At a recent meeting, the HOA Board discussed flooring guidelines for second floor units at Canyon Granada. Guidelines call for carpeting in bedrooms and the living room. These areas should be carpeted and padded with the highest soundproof rated materials available. Hard surfaces are allowed in “wet” areas, including bathroom, kitchen, and dining areas. The Board determined to continue with this guideline. An architectural request (located on the Canyon Granada website) must be submitted to management for any new installation of carpet or hard flooring.

POOL DECKS: The Landscape Committee is working cooperatively with our landscape contractor to implement some barriers and remedy areas of runoff prior to the cleaning, repair, and re-painting of the pool decks. The modifications to the pool landscape areas will take place in December, with the pool deck work to follow.

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 an 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 is scheduled to proceed this Winter.

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. The first phase of this work is on hold until adjustments to the landscape have been implemented. We will then determine if runoff issues that have been damaging the pavement have been solved, and paving will likely be revisited in the February timeframe.

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 are currently seeking bids to caulk and seal these windows, with repair work to follow.

Annual Meeting + After Party!

Our Canyon Granada Annual Meeting was held November 18, 2023, on the tennis court. It was the first in-person annual meeting in several years. The meeting was well attended by homeowners. At the meeting, a special appreciation certificate was presented to Hap Blaisdell who, after many years of dedicated service, is leaving the Board. Hap has served for many years on the Board and Landscape Committee, and in various other roles throughout his long residence at Canyon Granada. He has been an important contributor to our Canyon Granada property. Business conducted at the meeting included the election of new Board members. Welcome Vincent Calvarese and Sebastien Verreault as the newest members of the Board. In an executive session following the general board meeting, the following officers were elected by the Board: Mark Azar, President; Vincent Calvarese, Vice-President; Wayne Bunten, Treasurer; Karen Ross, Secretary; Sebastien Verreault, Member at Large.

At the meeting, Mark Azar gave the following recap of major accomplishments for Canyon Granada in 2023:

- Laddering of CD's to maximize investment returns.
- Painting of the entire complex
- Special Assessment
 - The assessment covered the painting project and associated landscape replacement.
 - Adequate funds remained from the special assessment to repair carport storage shed doors. This will take place in early Winter.
- Strobe lights at gate have been installed for emergency responders.
- Balconies were inspected in accordance with California State law, with minimal repairs required.
- Fire curbs were repainted red.
- Quarterly newsletters are providing timely communication to homeowners.
- No increase in dues is anticipated, despite many ongoing operating cost increases.

In the aftermath of the Annual Meeting, residents enjoyed a pot-luck pool party. The food and drink were plentiful, with lots of great opportunity to enjoy a delicious meal while meeting and mingling with fellow residents.



Landscape Committee

Under the leadership of Landscape Committee Chair, Duane Hockenberry, there is a lot going on! The following projects were recently approved by the Board, all of which are designed to mitigate erosion and damage to pavement and pool decks. Duane gave an update to residents at the annual meeting, complete with handouts demonstrating the necessary repairs.

1. Asphalt replacement/renewal where dirt is washing onto the asphalt parking, harming the material. The two main areas of concern are behind the mailboxes in front of unit 311, and the other is the parking area to the west of unit 411.
2. The guest/resident parking in front of building 600 has a history of issues with overspray of sprinklers onto parked cars. Some residents and guests have parked further away from the curb causing their vehicles to block the sidewalk which has resulted in further complaints by those using the sidewalks. Sprinkler heads have been repeatedly adjusted but the issue remains.
3. There is an area behind units 215 & 214, just off the west pool, that is up a set of steps resulting in hand carrying mowers or other maintenance equipment to maintain the small area. The area is also difficult to grow grass resulting in an area off the two units' patios where dirt can be tracked easily onto their respective areas.
4. We will be resurfacing the pool decks. A staining problem caused by water runoff needs to be addressed first. Working with our landscape contractor, we are pursuing a fix that will line the downward sloping walkways with rock retention areas, along with deepening the corners where the water runs to retain more water to allow it to soak away into the soil (French drain). A critical area is just above three entry gates to the pool. In each location there is nothing but dirt, and this area washes away easily, running downward toward the pool decks.

Security

We have experienced some recent thefts at Canyon Granada. Thieves removed and stole two of our pool recirculating pumps. Unfortunately, this crime makes us yet another victim of similar crimes taking place across the Coachella valley. Replacement of these pumps is costly, emphasizing the importance of reporting to the police any suspicious activity you might see at Canyon Granada. Remember to close and lock all pedestrian gates when entering or leaving and be cautious about sharing the front gate code with only trusted individuals.

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

PALM SPRINGS READERS' FESTIVAL, FEBRUARY 2-4, 2024

Best Bookstore in Palm Springs presents the inaugural Palm Springs Readers' Festival. Dedicated to the idea that open books inspire open minds, this festival will be inclusive, thought-provoking, and engaging, with a focus on celebrating a wide range of literary voices and promoting lively conversations that spark intellectual curiosity and empathy. The weekend of February 2-4, 2024, will include in-depth author conversation, panels, and workshops.

The initial festival lineup includes New York Times bestselling authors Christina Clancy, Nikki Erlick (*The Measure*), Jasmine Guillory (*The Wedding Date* series, *Drunk on Love*), Good Morning America Book Club author Angie Kim (*Happiness Falls*, *Miracle Creek*), Jedidiah Jenkins (*To Shake the Sleeping Self*, *Mother, Nature*), Byron Lane (*A Star is Bored*, *Big Gay Wedding*), Pulitzer Prize finalist Rebecca Makkai (*The Great Believers*, *I Have Some Questions for You*), Rasheed Newson (*My Government Means to Kill Me*), Chris Pavone (*Two Nights in Lisbon*), Read with Jenna pick and Thurber Prize winner Steven Rowley (*The Guncle*, *The Celebrants*), Sara Sligar (*Take Me Apart*), J. Ryan Stradal (*Saturday Night at the Lakeside Supper Club*), R. Eric Thomas (*Congratulations, the Best is Over!*), Ruffi Thorpe (*The Knockout Queen*), Sarah Tomlinson (*The Last Days of the Midnight Ramblers*), Jennifer Wright (*Madame Restell*), and more to be announced!

All-access passes are now on sale for \$150. Passes give you access to every talk, panel, and other Festival event from Friday afternoon to the closing session on Sunday evening. Questions: Email hello@bestbookstore.com. <https://bestbookstore.com/festival>

Neighborhood Gems

PALM SPRINGS HISTORICAL SOCIETY

The Palm Springs Historical Society was founded in 1955, to share the rich history of our town, the people who built it, and the notables who have lived here. The Society offers docent guided walking and biking tours featuring some local storied neighborhoods like Old Las Palmas, Movie Colony, Twin Palms, The Mesa, and more. If you haven't yet had the chance to enjoy one of these tours, visit www.pshistoricalsociety.org for a full schedule of events.

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