



Community Newsletter

December 2021

www.loscocoshoa.com

Board of Directors

Ken Burdette, **President**

Judy Chown, **Vice President**

Jan Weinstein, **Secretary**

Don Underhill, **Chief Financial Officer**

Sean Chuckas, **Director**

Emergency Preparedness Radio Test Tues, December 7th

The Rancho Mirage Emergency Radio test will be held at 7:00 p.m. Please contact Rit Coletta or Don Underhill if you have questions.

2022 HOA assessment is \$650.00

The BOD has spent considerable time developing the 2022 budget and has determined that the Los Cocos monthly assessment will be \$650.00 per unit per month.

Assessment - Operating	\$502.00
Assessment - Reserves	\$148.00
Total	\$650.00

As is our tradition, there will be **NO December** BOD Meeting.

The next Board of Directors Meeting for the Los Cocos Homeowners Association is
Tuesday, January 25, 2022
2:00 p.m.



Los Cocos Speed Limit is 15 mph

Wow! **15** miles per hour seems really S L O W. However, that is the posted Los Cocos speed limit. If you are a pedestrian walking, it is a perfect speed.

This is a gentle speed limit reminder. Traffic as of late seems to be speeding faster than the posted 15 mph and there is concern that there could be an accident, especially when residents are out walking their small dogs.

The traffic coming from the south curve and heading north on Los Cocos Drive E and also traveling from the main gate down the street have been going faster than the speed limit and residents have motioned for them to slow down, which they usually do.

As the community moves into winter, there are more people walking our roads. Coming around some of our turns it is difficult to see who is on the road. In addition, there are times when we have visiting children walking the loop.

Please conform to the 15 MPH to ensure safety for all of us. If you are an owner who rents your unit, please inform your renters.

**THANKS FOR WATCHING
YOUR SPEED LIMIT INSIDE
LOS COCOS!**

2021 Clubhouse front door repair/replacement, and Clubhouse kitchen cleanup

In 2021, the Los Cocos Board, has taken on the task of repairing/replacing two exterior French doors. Board member Sean Chuckas has managed the door removal and new window/new wall project. Sharin Orr and board member Judy Chown have taken on the task of cleaning and organizing the Clubhouse kitchen and maintenance closet. The closet is located in the hallways outside the men's bathroom. The Clubhouse is mainly used for HOA functions, but is also used on a daily basis as a lending library and an exercise venue.

History of the Clubhouse:

Originally built in 1973, the Los Cocos Clubhouse was first used as a sales room for Los Cocos. The building featured a central front door, with a sliding glass door on each side of the main door. The back door of the clubhouse exits to a covered outside hallway that includes doors to two restrooms with shower, dressing area, toilets and sauna.

Prior to 2002 the original back porch overlooking the main pool was enclosed, adding a wall mounted air conditioner, thus creating an exercise room.

In 2005 the front sliders were removed and replaced with matching French doors with muntin bar windows. The French doors keys were lost at some point, so they could not be opened. Unfortunately, the French doors did not wear well in the extreme heat of the desert sun and in time, the muntin boards began to fail, and fall off, exposing several panes of glass. The muntin boards have been repaired several times.

Around this time, the main gate guard house was removed and the fountain was installed in its place. In 2007 a new treadmill was purchased for the exercise room.

In 2008 the Clubhouse porch and steps were tiled. Originally, the porch and steps were cement. In 2013 the Clubhouse heater and air conditioner were replaced, due to age.

In 2014, a major remodel of the interior of the Clubhouse was completed; the Clubhouse interior walls were repainted, and in 2015 new carpet was installed, and the original chairs were recovered.

Several matching bookcases were purchased at that time, creating a full library wall.

In 2019 a neighborhood volunteer built a new cabinet in the kitchen where the former stove had been, replaced the bathroom counter tops, and installed new bathroom faucets. New locks were installed in the bathrooms and the maintenance closet, as well as a new kitchen faucet. This clubhouse refresh combined several HOA paid projects, as well as many hours of community volunteer labor.

In 2020, the clubhouse was broken into on two occasions, destroying one exterior French door and frame. The door was non repairable.

In 2021, after deliberation and seeking three contractor bids, the board chose one and voted to replace the French doors with a new lower half wall build and installation of two new Milgard sliding glass windows above the new wall. The new windows let in light as well as air.

The interior and exterior walls were painted to match the existing walls. This project was paid for out of reserve funds.

In 2021, the kitchen was also cleaned and reorganized by volunteers, and two additional shelves were added to the janitorial closet.

We hope you are pleased with the result and will continue to enjoy using the Clubhouse.



Ladies of Los Cocos Luncheon Friday, December 17th 11:30 a.m.

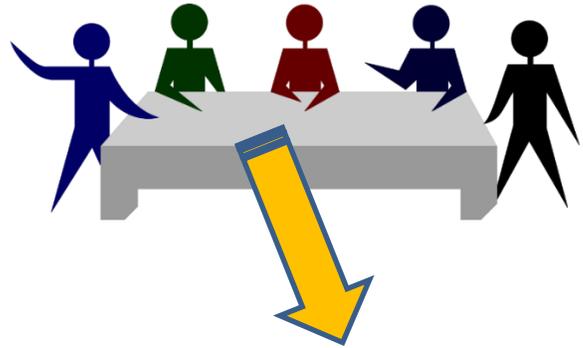
Please meet at the clubhouse at 11:30 am to carpool. RSVP to Sharin Orr

***New Year's Eve Potluck
5:30 PM
Los Cocos Clubhouse***

BYOB plus a dish to share.

Party favors will be provided.
Festive attire is encouraged.

Event is brought to you by the
Los Cocos Entertainment Committee



**Be courageous – volunteer to serve on the
Los Cocos Board of Directors.**

**A Self-Nomination Form is available on
the Los Cocos Homeowners website at
www.loscocoshoa.com**

The form must be returned to PPM
by November 26, 2021.

***Are you willing to volunteer to
serve on your HOA Board?***



***We need YOU to place your
name on the ballot and run for
the Los Cocos HOA
Board of Directors!***

At the Saturday, February 19, 2022 Los Cocos Homeowners Association Annual Membership Meeting, to be held at the Los Cocos Clubhouse at 10:00 a.m., the membership will vote to elect **TWO** members to the Los Cocos Board of Directors.

Los Cocos Rules & Regulations

The rules & Regulations are to be posted in each unit, readily accessible to homeowner guests and renters. The October 2019 Rules & Regulations are available on the Los Cocos Homeowners website: www.loscocoshoa.com Fall has returned and we now welcome more visitors; it is a good time to remind all residents of the pool and tennis/pickleball court rules.

**POOLS AND JACUZZIS:
HOURS: 7 a.m. to 10 p.m.**

Pool 3 (North Pool - the entire area inside the fence), is designated a non-smoking area. Pools 1 and 2 (South and Center) will continue to allow smoking. Smokers are required to dispose of ALL smoking-related waste in the trash.

1. Excessive noise from radios, games, loud conversations or other activities, which may be disturbing to residents or others in the pool vicinity, is strictly prohibited.

2. Children under 14 must be supervised by parent or guardian and must be in attendance when children are in or around the pool or Jacuzzi.

3. Food and/or glass containers are not allowed in the pool, or pool area, at any time.

4. Throwing of pool furniture or equipment is not permitted at any time in the pool or pool area.

5. Pool furniture shall not be reserved and association pool furniture may not be placed on individual homeowners' patios.

6. A homeowner must limit the number of guests, especially on weekends and holidays, so no member monopolizes the pool area to the discomfort and detriment of fellow members.

7. Pets are not permitted in the pool or pool area at any time.

8. The temperature of all swimming pools and spas is set by the Board. Please do not change the thermostat. Report any obvious deviation to PPM, the Management Company.

9. Running in the pool area or diving in the shallow end of the pool is prohibited.

10. Please assist in keeping pool areas clean and organized at all times. Los Cocos does not employ a service to organize furniture at the end of the day. It is the homeowner's responsibility to return chairs and tables to their original position.

11. Proper bathing attire is required when using the pools or spas.

12. Individuals requiring diapers must wear protective covering over diapers or use swim diapers in and around the pool area.

**TENNIS & PICKLEBALL COURTS:
HOURS: 7 a.m. to 10 p.m.**

1. Courts are for the exclusive use of members with their guests.

2. Limit use to one hour on weekends or holidays, if others are waiting.

3. Food and/or glass containers are not permitted on the courts.

4. Limit noise to a reasonable level. Homeowners are responsible for guest's behavior.

5. Members may not authorize use of the tennis/pickleball courts to any person except a guest staying at their unit.

6. Children 10 and younger are not allowed on the courts without an adult 18 or over to supervise.

7. Proper tennis attire and non-marking shoes must be worn by players.

8. Bicycles, skates, skateboards and scooters are not permitted on the courts.

9. Hitting balls against the perimeter netting in the courts is not allowed.

10. Please close the court gates and turn off the lights upon leaving, if the courts are not in use by another member.

Around the Neighborhood - -

Free Bulky Item Pickup from Burrtec



This Photo by Unknown Author is

Burrtec will pick up large, bulky items from your driveway. Please call Burrtec at 760-340-2113 at least 48 hours in advance of your regular trash day to schedule a separate bulky item pickup.

Residents may place up to (4) bulky items per pickup. Carpets must be in 4' lengths and no larger than 2 ft. in diameter.

Please do not put items to be picked up on your driveway until the day of pickup.

Community Garage Sale

The November 13th community garage sale was well attended and everyone seemed to have a good time with no incidents. Thanks to everyone who volunteered to help.

November Meet & Greet

After an almost two-year hiatus, the Los Cocos community gathered in the Clubhouse for our annual Meet & Greet. The event was well attended, with great food and wonderful fellowship.



Cactus in flower by Josanne Lovick



Ladies October Luncheon at the Clubhouse pool



New windows at Clubhouse

**Happy Holidays from
your HOA
Here's to a great 2022!**