



Community Newsletter

February 2022

ALL GATE CODES CHANGE FEB 1st

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, February 1st

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

2022 HOA assessment is \$650.00

The BOD has spent considerable time developing the annual budget and has determined that the Los Cocos monthly assessments will be:

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

VALENTINE'S POTLUCK

Monday, Feb 14th at 5:30 pm

at the Clubhouse

Organized by

the Entertainment Committee

BYOB and please bring a dish to share (appetizer, salad, main dish, vegetable, or dessert.)

Plates, cups, and utensils will be provided.

WEAR RED!!

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Los Cocos Homeowners Association Annual Membership Meeting

**Saturday, February 26, 2022
10:00 AM**

To be held by teleconference

<https://8x8.vc/personali52086/david.j.schuknecht>

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HELP WANTED

Are you able to donate a few hours each week to the Clubhouse Library? We need a volunteer (s) to take over for our retiring Librarians, Phil Bold and Bill Perry. Thank you both SO MUCH for your years of faithful volunteer service. We appreciate your help! Contact Judy Chown.

*** LAST CALL ***

Los Cocos Directory

Is your information up to date?

The Los Cocos 2022-2023 directory will be printed in March. If you wish to amend your name, address, phone number or email, for either your Los Cocos residence or your secondary residence, please contact jgchown@comcast.net

Emergency Contact Information

The BOD is asking each household to add an emergency contact person and their phone number to your Los Cocos Directory listing.

Renter Information

The HOA rules state that if you rent your unit full-time, you must give the renter contact information and email to PPM and the Los Cocos HOA within 30 days. This way all residents of Los Cocos will receive information that pertains to our community.

Around the Neighborhood

Wine O'clock Cocktail Flag



The object of the Wine O'clock flag is to promote fun, gaiety, and friendship throughout Los Cocos. When you see this flag hanging on a neighbor's front gate, it indicates that a cocktail party will be held that evening at that residence.

Please ask Rit to give you the flag if you wish to have a cocktail party at your house.

NEWS From the HOA

The HOA will soon begin maintenance on our community mailboxes. The maintenance will include touch up painting where needed, stabilizing leaning mailboxes, replacing broken or missing flags, and will also include notifying owners to replace locks with standard locks if they are using a bike or misc. padlock instead of the standard Master Lock and key.

According to the Matrix included in the CC&R's, the maintenance of the mailboxes is the responsibility of the HOA, but the lock is the responsibility of the homeowner.

The Board will be sending out notices in the next few weeks to homeowners who need to purchase the standard mailbox lock. The link to purchase the lock is in the homeowner's section of the Los Cocos website. www.loscocoshoa.com

Los Cocos Safety

It is SO important to keep your car inside your garage at night as a measure of safety. As a reminder, always lock your doors and keep your garage doors CLOSED, unless you are actively loading or unloading your car. Several residents have installed security lights that activate upon movement. This is especially important on the back of your property, as it is very dark. A few residents have installed security lights on the front of their house.

You must submit, and have an Architectural Modification approved before adding any exterior lighting.

We had a recent a catalytic converter theft.

The car was in the owner's driveway. The owner confronted the thieves, and they swore at him. The owner called the police. The police arrived and used the key to the Knox box to enter the property (red box next to the main gate equipment, accessible by police and fire only).

It is fortunate that we are changing the gate codes February 1st, as we will have better control entrance control. The individually assigned commercial gate codes WILL NOT open the gates before 7 am or after 7 pm, and we will be able to see who enters the gate by the code they use and/or the home they call to enter.

Main Gate-New entry policy

By now, you have received a letter from PPM with instructions and information on the new gate policy. It is effective February 1, 2022. The gate code and pedestrian gate code are included on the letter and are available on the homeowner's section of the Los Cocos website.

First, it is important to note that the designation for the gate has changed. It formerly appeared on your phone as "Los Cocos Homeowners Assoc." Now it will be the phone number "442-335-6408." The HOA recommends that you add this number to the contacts in your phone and label it "Los Cocos Main Gate" (or whatever you wish to call it) so that you can easily recognize that someone at the gate is calling to request entry. The way to buzz someone into the gate has NOT changed-- you press "9" from your phone to allow them to enter.

Second, with the upgrade to the cellular service, all phone numbers in the United States, Canada and Mexico will work at the gate, whether land line or cell.

Lastly, to provide better access control to the community, the Association will eliminate all the gate codes currently used. Instead, owners have your guests/service people scroll through to find your name and press SEND, which will call you. For your misc. persons, who enter your home regularly, the Association has created one vendor code that will only be operational from the hours of 7 AM - 7 PM. This code should still be used sparingly. Before 7 AM and after 7 PM all those

seeking entry to Los Cocos will need to dial you directly from the front gate, including your guests and service people.

All existing gate codes, including the pedestrian gate code, **will be deactivated on Tuesday, February 1, 2022**. The new codes will take effect this same day.

What do I need to do to add my name and phone number to the main gate?

If you need to update or add your name and phone number to the gate or want to add the phone number of an additional person in your household, contact Heidi Grasl at HGrasl@PPMinternet.com or, if necessary, call the PPM office (760) 325-9500 extension 229.

The owner of a home must notify Heidi if they want their full-time renter listed at the gate.

Our communications person will be contacting owners who do not have their name and phone number listed at the main gate to remind them to do so. It will be very difficult to enter the property if you do not have your name and number listed.



**Ladies of Los Cocos Luncheon
Friday, February 18th**

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

Landscape Committee News

Rod Jacobus - Landscape Committee Chair

I am happy to report the fruit tree trimming has been completed. Fruit trees are to be trimmed in January or February to prepare the trees for new buds. The canopy is trimmed, along with suckers to allow for proper sunlight exposure and maximum fruit harvest. Los Cocos is blessed with 89 fruit trees. They include different varieties of grapefruit, orange, lemon, lime, tangelo, and kumquat. We hope you take the time to pick some and enjoy one of nature's natural resources right here in our own backyard.

Pool heating schedule for 2022

The Board has voted to heat only two pools each year during the winter. The South pool will not be heated in 2022. In 2023 the North pool will not be heated. Heat in all pools and spas will be turned off June 1. All spas will be heated until June 1.

**POOL 1 (SOUTH POOL)
NOT HEATED
2022 All year**

**Clubhouse (Pool 2)
HEATED to 88 degrees until June 1st**

**POOL 3 (NORTH POOL)
HEATED to 86 degrees
2022 until June 1**

All spas are heated until June 1

SPEED LIMIT is 15 MILES PER HOUR

For your safety and the safety of others, the speed limit is **15 miles per hour** inside the gated area of Los Cocos. This speed applies to both nighttime and daytime drivers. Thank you for your cooperation

Dogs on Leash and Waste Pickup

ALL dogs **MUST** be on a leash at all times when they are outside of your courtyard. This is a Los Cocos rule as well as a City of Rancho Mirage rule. This rule is intended for the safety of all Los Cocos residents.

We do not want to have our gardeners pick up waste after your pet. This rule applies to all owners and guests. If you have a guest at your home, it is your responsibility to make sure your guest has read the Rules & Regulations.

Thank you for your help and we appreciate your adherence to these important rules.

Festive light poles during December



Elves Dave Paulson and Craig Dickson string lights. Pole decorations abound- - with hats!



Fantastic decorations Los Cocos!

