



Community Newsletter July 2021

loscocoshoa.com

Board of Directors

Ken Burdette, **President**

Judy Chown, **Vice President**

Jan Weinstein, **Secretary**

Don Underhill, **Chief Financial Officer**

Sean Chuckas, **Director at Large**

Emergency Preparedness Radio Test Tues, July 6th

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.

NO Los Cocos HOA BOD meetings in July or August

Approved minutes and current meeting agendas are found in the homeowners section of the Los Cocos website
www.loscocoshoa.com

Architectural Committee

Any modification to the outside of your unit must be preapproved by the Architectural Committee. The Architectural Modification Form is located on the Los Cocos website or in the Clubhouse, and must be filled out, signed, and submitted for BOD approval **before any work may commence**. This includes, as an example, new garage doors, new windows or patio sliding doors, new awnings, solar panels, skylights and patio extensions.

Free Bulky Item Pickup from Burrtec
Call Burrtec (our disposal company) at 760-340-2113 at least 48 hours in advance of your regular trash pickup day to schedule a bulky item pickup. There is no charge for this service.

Residents may put out up to (4) bulky items for any one pickup (couch, chair, microwave etc.). Carpets must be cut into in 4' lengths and no larger than 2 ft in diameter. Items for pickup are to be placed on your driveway by 6 am on the designated pick-up day.

This is an important reminder! The BOD has received multiple complaints the past few weeks regarding homeowners who have left items out several days before a bulk pickup.

Items left in view are unsightly, destroy the beauty of our community, and is absolutely against the HOA rules.

Items to be discarded are to be stored **out of view** until the day of pickup. Please store your items inside your garage, or in your courtyard OUT OF VIEW of the common area. You will receive a letter from PPM with a possible fine if this rule is not followed.

Garage Door Replacement

Several units have had a new garage door installed. The garage door as well as the driveway are the responsibility of the homeowner, and replacement costs are borne by the homeowners.

Please remember garage door replacement requires an Architectural modification form to be filled out, and approved by the Board, prior to installation.

The garage door MUST be painted to match the exterior of the unit. The door installation and painting are the responsibility of the individual homeowner. Thank you for your cooperation.

If you have questions, please contact Sean Chuckas, Architectural Chair. His contact information is in your Directory.

Landscape Committee News

Any modification to the landscape outside of your unit must be preapproved by the Landscape Committee. The Landscape Modification Form is located on the Los Cocos website or in the Clubhouse, and must be filled out, signed, and submitted for BOD approval **before any work may commence**.

Many of our community plants are over 40 years old. The landscape committee is in the process of removing and replacing plants throughout the complex that have reached the end of their life. This process is driven by time and available funds.

Several homeowners have requested updating their unit by having the HOA remove the old plants in front of their courtyard wall, and, at owners' expense, replace the plants. This entire process MUST be preapproved before work begins.

Summer Flowers

The gardeners have removed the existing winter flowers in the complex. The removal is dependent on the weather. The soil is then prepared, and new flowers are planted at the entrance and the clubhouse. The summer heat prevents planting flowers in the remainder of the complex.

Winter Flowers

Speaking of flowers, this year's winter flowers were SO beautiful. Please remember to thank our gardeners and landscape committee.

Sprinkler head malfunctions

This is a reminder to residents to be aware of sprinkler heads that are in need of cleaning, adjusting, or replacement. When sprinkler heads are broken, they spray water under the spray head, straight into the air, or spray no water at all. This extra water goes directly into the air or the gutter, and costs all of us \$\$.

Please mark any malfunctioning sprinkler head with a landscape flag and contact one of our

gardeners or Don Underhill to let them know where the broken sprinkler is located. If you do not see a gardener or Don is not available, please contact PPM maintenance with the exact location of the flagged sprinkler and they will contact Emir, our contract gardener. The PPM maintenance number is located in the front of the Los Cocos Directory.

Flags are available at all three pools.

SECURITY

Summer is a relatively quiet time at Los Cocos. Although we have over half of our homes occupied with full-time residents, we must always remain aware. Rancho Mirage has a low crime rate. Most of us feel that our perimeter wall and entrance gate system provide us with basic security, but according to the Riverside County Sheriff's Department, that concept is inaccurate. Walls and gates merely keep the honest people out, while the 'smash and dash' folks remain active.

All residents are asked to keep your front coach lights, located at the entry/garage, on at all times. These lights are maintained by the HOA. The lights contain a sensor that turns the lights off during day light hours.

Security at Los Cocos depends on 72 different homeowners who make a habit of taking steps to make a burglary harder. Make sure your exterior doors are locked when you leave the house. **Lighting and sounds are deterrents so if you are going out for the evening turn on your patio lights**, keep a light on in at least one room and instruct "Alexa" to play music.

Leaving your garage doors open even if you are at home, invites trouble. **Keep your car doors locked at all times**, and park your vehicle in the garage for the best security. **Let your neighbors know when you are going to be away, and when you expect to return.** Suspend newspaper delivery when you are away for an extended time.

It is not possible for everyone to know all the different people who are legitimate visitors to our neighborhood. Nevertheless, be alert to suspicious strangers. And certainly, **if you see someone climbing over the wall day or night, call 911 immediately!** This is someone who is up to mischief, not a neighbor from the next street who has forgotten his gate transponder!

Many of our residents have alarm systems, and motion sensing outdoor lights. Both of these are good deterrents, but they do not replace a watchful neighbor. The bottom line is that good security is really up to all of us. I will look out for you, and you can return the favor to me.

Powerful Pest-July 26th

Powerful Pest performs monthly pest spraying, on the last Monday of the month, unless the last Monday is a holiday. This service is provided by your HOA. Your unit perimeter will be sprayed outside, as well as inside your patio. Please leave your patio gate unlocked so the technician can enter and spray.

The technician will not enter a locked patio!

All units, including the clubhouse and the pool/spa areas are sprayed. All exterior bottoms of the walls are sprayed, including front and back patios.

All front and back patio roofs are de-webbed. All rat bait boxes are refilled, if necessary.

Bees, Wasps, Ants, etc.

Each few years we experience bees making hives, or have a swarm of bees moving with their queen. Bees are very helpful and help pollinate our beautiful flowers and citrus trees. A question has been asked; who pays for a swarm removal?

According to Exhibit "B" Maintenance Matrix, found on pages 57-61 of the Los Cocos CC&R's;

Spraying for Pests (ants, fleas, termites, bees, etc.) Residence/Lot-Exterior/Interior is the Homeowner's responsibility. Spraying for Pests (ants, fleas, termites, bees, etc.) – Common Areas – Exterior/Interior and Landscaping, is the Associations responsibility.

If a swarm makes its home inside your home, the homeowner is responsible for removing it. If a swarm is located on common property, the association will remove it.

There are several companies who will remove bees without killing them. If you have questions, please contact a Board member.

What is the tile underlayment project?

The HOA is in the 2nd year of a 6-year major reserve expenditure project, consisting of placing new underlayment under the existing roof tile.

The tile is removed, the roof is cleaned, and new underlayment is placed on the roof, and then the tiles are replaced. This will take approximately 6 days per roof.

6 sets of roofs, for a total of 12 individual units will be completed each year. This project began in 2020 and will end in 2026. Individual homeowners will be notified before the work begins on your unit. This will give each homeowner time to cover your inside furniture, as there will be some amount of dust that sifts through the affected roof area.

Thank you for your patience as this necessary roof work progresses.

Rancho Mirage Certified Farmers Market

69930 Hwy 111 at the Atrium

Fridays from 8 am to 2 pm

Bringing fresh produce, food, and products every Friday year around to Rancho Mirage.

**Also, per Rit and Simon, there is a man
who sharpens knives,
which is a great convenience.**

Neighborhood News- -

Neighbor helping Neighbor

If you play pickleball, please thank Craig Dickson and Steve Chown for taking the time to paint out the extra white lines on the pickleball court. The courts will be SO much easier to play on now.

COVID-19

Life is slowly getting back to "normal". Most of our residents have received vaccinations, but we still have flashbacks to a scarier time. Stay safe and enjoy our new freedoms.

**Please welcome
our newest neighbors**

Laura Parra

37570 Los Cocos Dr. East
Rancho Mirage, CA 92270
92270rm@gmail.com

Glenn and Julie Battista

37866 Los Cocos Dr West
Rancho Mirage, CA 92270
landline: 760/832-7710

Julie cell: 310/357-1276
juliebattista53@aol.com

Glenn Cell: 310/357-4970
glenn.battista@aol.com

Please say welcome and add these names and information to your Directory

Newsletter Articles

We are always looking for news, stories, and pictures for our community newsletter. If you have an idea for an article, or a picture to add, please send your ideas to Judy Chown,
Los Cocos Communications.

**Next month we will focus on travel.
Please send your travel adventure
pictures to Judy Chown and we will
include them in our August
newsletter.**



How are you celebrating July 4th?