



Los Cocos

Community Newsletter

January 2022

www.loscocoshoa.com

Sunrise by Michael Ellis

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, January 4th

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

HAPPY NEW YEAR!

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

Los Cocos HOA BOD meeting Tuesday, January 25th 2:00 p.m.

To be held by teleconference

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

** Looking ahead **

Los Cocos Homeowners Association Annual Membership Meeting to be held

Saturday, February 26, 2022

Location TBA due to COVID-19

Meeting will begin
at 10 am

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From the HOA President

The Board has met several times recently, in order to create a plan on how to begin major landscape projects at Los Cocos, while being conscious of cost restraints. We do have a somewhat healthy Reserve account to work with, thanks to prudent savings amid rising costs over the past decade.

The Los Cocos landscape, including grass, shrubs, and trees, is now well over 40 years old, and it is time to make updates that will withstand the desert heat, while conserving our precious water resources.

With this in mind, the Board has voted to hire a landscape company to completely redo the outside wall and entry area on the Da Vall side of the property. The process will include noise, dust, large machinery, but in the end, will be lovely to look at while conserving water. We are hopeful you will like the results.

Another note: the entry fountain was damaged this past week and we are waiting for the insurance report to determine our path.

Landscape Committee News

Dear Los Cocos Homeowners and Residents,

To help improve communication and transparency, I will be providing a monthly update on landscaping. The first order of business would be the sharing of our goals. These goals will drive our decision-making process as we make changes and improvements going forward.

- Improve and maintain overall appearance of grounds.
- Reduce water usage
- Reduce Maintenance
- Simplify our footprint - Develop a master plant list.
- Be proactive vs. reactive in addressing issues.
- Represent the interests of the Homeowners

Please feel free to reach out with any landscape questions or concerns. I look forward to providing you with a monthly update.

Happy Holidays,

Rod Jacobus
Landscape Committee Chairman

Los Cocos Directory

Is your information up to date?

If you change your phone number with PPM for the main gate, make sure to also change it with Judy so it is correct in the Directory.

The Los Cocos 2022-2023 directory will be printed shortly after the February annual meeting. If you need to amend your name, address, telephone, or email, for either your Los Cocos residence or your secondary residence, please contact Judy Chown with your updated information.

Judy can be reached at 503-522-2770 or jgchown@comcast.net. Our directory is most effective when all information is up to date.

Emergency Contact Information

The BOD is asking that each person consider adding an emergency contact person and their phone information to your listing. It's a very good idea, and now is the perfect time to do this.

Renter Information

Our rules state that if you are renting your unit full time, you must give the renter contact information to the Los Cocos HOA within 30 days. This will give all residents of Los Cocos the ability to receive information that pertains to our neighborhood.

Insurance News

Rod Jacobus, our insurance point person, has put together a very nice summary of what the HOA provides as insurance, and what we, as homeowners, need to have for our individual condo insurance policy.

I like his description, if you shook your house upside down, what falls out you need to personally insure. Everything that remains inside the house is insured by the HOA. It is always good to periodically reevaluate your insurance.

This new document can be found on the Los Cocos homeowners website, owners section, under General Information. www.loscocoshoa.com

Link Name: **Insurance for Personal Condo**

The link name for the HOA provided insurance is: **Insurance for HOA 2021**

Take a look, I think you will find it very informative.

Rit, Simon and Madelyn take recycling to the center

Thank you SO much!



Musings from your BOD-at new year

We live in a wonderful, small community, full of neighbors who care about each other, a lot like a healthy family. Our community is diverse in every sense of the word in such a good way. Yes, we have our challenges, but overall, we strive to do a good job of encouraging every point of view. Community is who we are, and the word, itself, means comfort and caring.

We struggled together for many years to purchase our land, and by purchasing, it has enabled each of us to fully own our homes and land, and to have the ability to make decisions based upon owning both the home and land. We are now making decisions based on that ownership, by using our monetary resources to improve our landscape, we've redone every flat roof, and are currently replacing the underlayment on the tile portions of the roofs. Each of those projects are significant and came about by prudent savings and an army of homeowners who have selflessly served by taking on projects that would cost a great deal of money. We thank each person who has served on the Board, who lovingly donates their time to entertainment, shelving books, changing light bulbs, maintaining and improving our landscape, and so many kind neighbors who thank each person daily for volunteering.

What does it mean to live in an HOA?

When you purchased at Los Cocos, you agreed to abide by the CC&R's and the Rules and Regulations. Living in an HOA is very different than living in a single-family home in a neighborhood. We are ruled and protected by our CC&R's. California has a very strict set of laws for HOA's, and we must comply with those laws.

In some regards, you give up some of your individuality when you live in an HOA. Los Cocos is almost an exception when it comes to fiscal responsibility, and attention to detail. Ten years ago, we were in financial straits, and through prudent saving, we are now strong enough financially to begin to update our property.

Our community is now over 42 years, and we are at the point of needing to refresh or replace our original landscape and landscape infrastructure.

We have refreshed the Clubhouse, the Tennis/Pickleball courts, court lighting, and are in the process of a 5-year roof project.

Who do I contact????

I know it is easy to contact a member of your Board when you have a question or concern – but is that the right person to contact? Not always.

Your board members are volunteers, who have given of their time to manage Los Cocos. Sometimes we lean too heavily on them, and that is not a good idea.

Who to contact –

PPM has an emergency number, even over the weekend. These are just a few, there are many others.

- Pool is not heating – contact Heidi Grasl at PPM HGrasl@ppmineternet.com
- Water is shooting up in the air from a broken sprinkler. Place a flag (Located at all 3 pools) near the sprinkler and contact PPM, Heidi. During the week, find a gardener and report quickly. Heidi responds quickly to email. Try not to phone her or PPM, except in an emergency over the weekend.
- You need to add a name and phone number to the main gate entrance equipment. Email your information to Heidi Grasl.
- You hear a loud party at the pool after 10 pm. Contact the POLICE. DO not contact a board member. We are not the police.

Around the Neighborhood

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

New Pool heating schedule for 2022

In an effort to save valuable resources, 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. All pools and spas will be turned off June 1.

POOL 1 (SOUTH POOL)
NOT HEATED
2022 All year

Clubhouse
HEATED until June 1st

POOL 2 (NORTH POOL)
HEATED
2022 until June 1

All spas are heated until June 1

Dogs on Leash and Waste Pickup

Please be advised that ALL dogs MUST be on a leash at all times when they are outside of your courtyard. This is a Los Cocos rule. This rule is intended for the safety of all Los Cocos residents.

Per the Los Cocos Rules and the City of Rancho Mirage all waste from animals must be picked up immediately. We do not want to hear from our gardeners that they have had to 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.

Paint color map on the website

An updated Los Cocos official paint color map has been included in the maps sections of the Los Cocos website, under the owners section. The white color has been updated to match the white exterior.



Ladies of Los Cocos Luncheon Friday, January 21st

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

Los Cocos celebrates with Holiday Flair and carols.

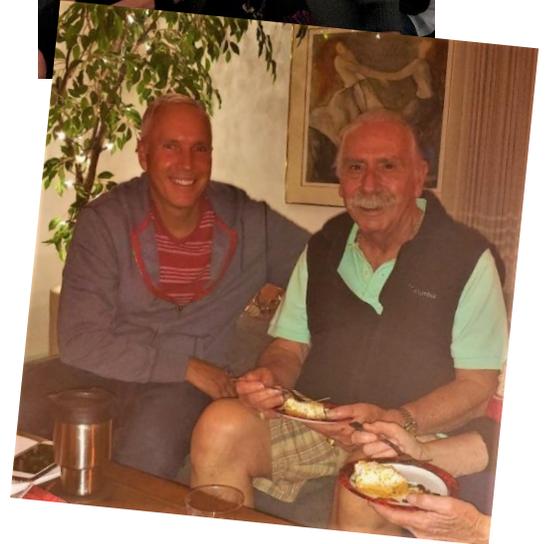
Thanks, Jan and Sandy, for taking pictures.



Linda at
the
piano
with
Sandy
singing



Dave, the piano man, at the piano



Bobby Botina's has opened at the River

Opening weekend at Bobby Botinas, the new restaurant owned by our newest neighbors, Bobby & Tina Granatt. It was plenty of fun when we started dancing and the Los Coco-ettes (Or should I say "coquette?" kicked up our legs I a cancan!



Thanks, Jan, for the picture.