



Community Newsletter

June 2022

www.loscocoshoa.com

The jewel of Rancho Mirage since 1973

President: Sean Chuckas
Vice President: Ken Burdette
CFO: Don Underhill

Secretary: Judy Chown
Member at Large: Bill Cunningham

From our HOA President

We hope that everyone has made it home safely and has started enjoying their summer. I wanted to bring up an issue we are having with the front gate access. It appears that vehicles are following homeowners through the gate. This is not an issue if they live here. The problem is we are having individuals/vendors who are not supposed to be in the complex gaining access to the property.

We are asking all homeowners to be a little more diligent when seeing a car attempting to follow you into the complex. There have been instances where a car will try to contact someone via the call box and then a homeowner will start to enter the gate and the car will start to follow. We recommend that if you see someone at the call box, wait to see if they are granted access. We have had unwanted individuals (Silver SUV) and contractors who were not supposed to be on property.

We are not asking you to confront anyone, but if you see someone that you do not recognize that follows you into the complex, that you might see where they are heading. If they seem suspicious you may want to call the police. If it is the Silver SUV that we have posted on the information bulletin board, definitely call the police.

Remember, only our residents can prevent an unwanted person from gaining entry. Be vigilant and be aware!

Los Cocos HOA Board of Directors Mtg.

Tuesday, June 28, 2022 at 2:00 p.m.

To be held Via teleconference

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

**To join by phone instead: +1 209-844-
4600,,24452883#**

Emergency Preparedness Radio Test Tues, June 7th

The Rancho Mirage Emergency Radio test will be held at 7:00 p.m. Please contact Don Underhill with questions. Thank you to Karl Schmidt for managing Radio No 1 and to Don Underhill for managing Radio No 2.

News from the BOD Meeting

A request has been made by several homeowners to have the Spa at the Clubhouse continue to be heated over the summer, due to therapeutic use by homeowners. The Board listened to the Request and voted to leave the Clubhouse spa heat on during the summer months. The North and South spas will NOT be heated during the summer months. As a reminder, all pools will have their heat turned off June 1st for the summer.

Architectural Committee (AC)

Any modification to the outside of your unit must be preapproved by the Architectural Committee. The Architectural Modification Approval form is located on the Los Cocos website, www.loscocoshoa.com, or in the Clubhouse, and must be filled out by the homeowner, signed, sent

to PPM, and recommended for approval by the AC. The application will be placed on the agenda for the next BOD Mtg and potentially approved by the Board. This process must be completed before any work may commence. Architectural modifications may include, as an example, new garage doors, new windows or patio sliding doors, new awnings, solar panels, skylights, driveways, and patio extensions.

Bill Cunningham
Architectural Committee, Chair

Landscape Committee News

Summer is right around the corner. Fortunately, our seasonal flowers are still going strong, and the new summer flowers have been planted. The landscapers will begin removing the flowers in front of the homes once the heat becomes too excessive, and they are no longer attractive.

The landscape committee met with a landscape architect regarding the front entry options to replace the fountain. We hope to have renderings of the proposed designs in the next month to send to the homeowners for feedback. We appreciate your patience as we work through this process.

Palm Tree trimming will begin the end of June. We know it will be messy with the new pods coming out, but if we trim too early we won't get all the new growth that needs to be removed. We also want to make sure our local birds are done with their nesting season.

Last call for grapefruit. The landscape crew will begin stripping the grapefruit trees beginning of June. I have asked them to wait until July on the lemon and orange trees.

Rod Jacobus
Landscape Committee, Chair

Summer Flowers



Pictures by Marilyn Mayo

The summer flowers are Celosia New Look Red, Salvia Victoria Blue, Zinnia mis, Coreopsis Double Sun, and Gomphrena QIS Purple. We all look forward to lovely summer color around the palm trees. Thanks go out to the Landscape Committee for trying seasonal flowers this summer.

Palm Tree trimming

The Palm trees are trimmed in June over a one-week period. The trimming has several purposes: to prevent the thousands of blossoms from covering the pools/spas and clogging the filters and to prevent the formation of fruit (dates) that are very messy and hard to clean off the street, your tile floors, and rugs. In addition, the trees are trimmed of their old and excess fronds.

Residents are advised to remove or cover patio furniture and valuable art pieces especially if there are palm trees located near your patio. The trimming crew attempts to direct where the fronds will fall but cannot guarantee it will always be accurate. Also, during the trimming of the Palm trees, you are advised to keep cars in the garage and avoid street parking.

There will be large tree trimming equipment which will need access to the trees and road space. During the trimming, a "chipper" is used for chopping the fronds so there will be lots of dust (and noise) and residents are advised to keep windows and doors closed.

Rod Jacobus
Landscape Committee Chair

Inground trash can removal

Several residents have asked if it is possible to pay to have their inground trash cans removed. The inground trash receptacle next to the garage door are not used any more as a receptacle for trash pickup and have become unsightly, collecting water and debris.

Rod has spoken to our landscape company, and they will remove your inground can for \$100, discard it and will fill the hole with sand. The homeowner will pay for this service. They must have at least 10 people agree to pay for this service before they begin.

Please contact Rod if you are interested in removing your inground trash can.

Guests and use of facilities

There have been some questions about the use of recreational facilities by renters and guests. A small number of our owners use their units as seasonal rentals.

This clarifies questions you may have. Visitors or guests may enjoy all the facilities, pool, spa, tennis/pickleball courts. The rule is that non-resident (living somewhere else) friends or guests of an owner can only use Los Cocos facility if the owner is in residence during the use of the facilities.

Remember: All owners are also required to provide a current copy of the Los Cocos Rules and Regs. for your renters and/or guests staying at your home. As a reminder, you, the owner, are responsible for the behavior of your guests. Thank you for being considerate of your fellow neighbor.



Ladies of Los Cocos Luncheon Friday, June 17th

We will eat at the Clubhouse, inside, at 12 noon
Bring a sack lunch and a beverage.

Property reminders

Security at the main gate

If you have a car follow you through the main gate, and you don't recognize the driver, there are two things you can do to prevent a non-resident from entering; drive through the main gate, stop your car just inside the gate and wait for the gate to close. The person will have to re-open the gate in order to enter. OR pull into the visitor parking area at the Clubhouse and follow the car to see where it goes.

If you see a suspicious car on the property, write down the license plate number or take a picture of the license and contact the police. We as a community are our best neighborhood watch. Stay vigilant.

Pet droppings

Large pet droppings have recently been seen and reported to the Board! We ask that you abide by our rules regarding pets.

Pets must be leashed at all times. **ALL ANIMAL DROPPINGS MUST BE CLEANED UP IMMEDIATELY.** Remember to carry pet cleanup bags with you at all times.

Los Cocos Mailbox lock and keys

There have been inquiries from new homeowners asking where to purchase a replacement mailbox lock and key. The HOA has secured a replacement source for the Armadillo locks that are on the mailboxes. You can replace your old lock with a new lock. This is a relatively straightforward process. The HOA is responsible for the maintenance of the mailbox, but the homeowner is responsible for the lock.

The attached lock MUST be the armadillo lock, not a bike lock or another type of lock.

There is a link on the Los Cocos website with the purchasing information.

www.loscocoshoa.com/general-information

Clubhouse lights

This is a reminder to all Los Cocos residents to please turn OFF the lights when you leave the clubhouse; this includes the bathrooms. Also, please remember to turn the Sauna **OFF** after use.

Los Cocos keys

Clubhouse keys, and remote main gate openers, are all available for purchase from the main office at PPM, our management company. It is nice to keep a spare main gate opener in your possession, to use when you are arriving home in a friend's car, or if it is after 7 pm, you can always call yourself from the gate on your cell phone, answer your phone and press 9. The gate will open.

Heading into summer-be aware

Even with many full-time residents, please be vigilant about locking your cars and houses. Cars that remain in the garage overnight are much less vulnerable to break-ins than cars that remain on the driveway.

Neighbor Courtesy

When you purchased in a gated community, you agreed to abide by the stated CC&R's and the rules & regulations. When using the pools or common areas, please be courteous of your neighbors. This includes loud parties and NO food or glass inside the pool areas, playing music at excessive levels at the pools and also includes the use of noisy equipment or power tools after hours, or on the weekend.

Garage Door Replacement

Several units have had to install a new garage door. Please remember this project requires an Architectural modification form to be submitted, and approved by the Board, prior to installation.

Also, the door MUST be painted to match the exterior of the unit. The door installation and painting are the responsibility of the homeowner. Thank you for your cooperation. If you have questions, please contact Bill Cunningham, Architectural Chair. His contact information is on the 1st page of your Directory.

Trash + Crows and Coyotes = MESS!

We're moving into the summer heat, and animals are hungry. Please put your trash bag in a can with a secure lid. DO NOT put out your trash in a plastic bag. Plastic bags welcome crows and coyotes who tear the bag apart looking for food. Let's not give them the opportunity. If you are planning to be gone before trash day, please put your garbage **in a can with a lid** and have your neighbor put it out for you and return it to your patio after trash day pickup.



Cleaning your inside courtyard or patio

When you clean or trim the inside of your patio, please remember **to dispose of your clippings in your own trash**. This is a rule we must all follow.

Please be Aware - A Reminder

As our snowbirds head north, and Los Cocos has fewer numbers of residents, please be extra vigilant with locking your cars and houses. Cars that remain in the garage overnight are much less vulnerable to break-ins and theft, than cars that remain on the driveway.

Volunteering at Los Cocos

Each Board member is elected to a two-year term of office, and most Board members have volunteered to run for a second two-year term.

Our community is grateful for the amazing volunteer support that we have enjoyed for so many years. That being said, the Board is always looking for that next new person/s who are willing to step up and place their name on the ballot.

Los Cocos Communications:

Each year in February at the Los Cocos Annual Membership Meeting we elect new Board members. Our Board schedule is three new members one year, and two new members the next year. That way, there are always experienced Board members to collaborate with new members. This February, there will be two positions open and self-nominated volunteers will be placed on the ballot. Once the Board has been elected, the new Board meets after the annual meeting, elects officers, and appoints volunteers to point person positions. A Board member will sit on one of our major Committees, but sometimes a point person is not on the Board.

The communications point person position, currently held by Judy Chown, will be available after the 2023 annual meeting. Judy has served in this capacity on the Board for 10 years and would like to offer this opportunity to a new volunteer. This position is responsible for the Newsletter, the Directory, content for the website, and all email blasts. It can be a really rewarding position for someone who has an interest in this type of personal/computer work. Please contact a Board member if this seems like an opportunity you would like to consider, beginning February 2023.

Judy will be happy to collaborate with you as you get settled into this position.

Corrections for the Directory

Ron Supelanas email is rsupelana@gmail.com

Mike Schroers email is:
mrsproperties11@gmail.com

Martha Grays emergency contact: Barbara
Campbell (Not Martha)

Around the Neighborhood

**Please welcome our two new
homeowners**

Mike & Teri Schroer
37857 Los Cocos Dr East
mrsproperties11@gmail.com

AND
NEIL & JEANNE ROBERTSON
760-821-3574

DEMTRIA ROBERTSON
760-799-4873
37910 Los Cocos Dr. East
(Jeanne) jeannerobertson@gmail.com
(Demetria) tashina1974@yahoo.com

**Both new homeowners are listed
in the current Directory**