

Los Cocos

Homeowners Association

July 2026

Community Newsletter

Board of Directors
President: John Finkler
Vice President: Rod Jacobus
Chief Financial Officer: Todd Farrell
Secretary: Mark Asman

From our HOA President

Dear Los Cocos Homeowners,

As we welcome July, I hope everyone is enjoying the start of summer and finding ways to stay safe and cool during the warmer weather.

Summer often brings increased evening activity throughout our neighborhood, so please remember to drive carefully, watch for pedestrians, and help keep our shared spaces clean and welcoming. If you're planning to travel this season, consider asking a trusted neighbor to keep an eye on your property and let you know of any concerns if they arise.

Your Board of Directors remains committed to responsibly managing our association and addressing the needs of our community. We appreciate your feedback, your volunteer spirit, and your willingness to help make Los Cocos an even better place to live. Strong neighborhoods are built through communication, cooperation, and mutual respect.

On behalf of the Board of Directors, I wish you and your family a safe, enjoyable, and happy Fourth of July. Whether you're celebrating with neighbors, hosting family, and friends, or simply enjoying the beauty of the Coachella Valley, please remember to stay hydrated and take precautions during the summer heat.

Thank you for being a valued part of the Los Cocos community. I appreciate your continued support and wish you a wonderful month ahead. I look forward to seeing you at our July board meeting on Monday, July 27th at 10:00

Best Regards,

John Finkler
HOA President

Los Cocos HOA
Board of Directors Meeting

Monday, July 27, 2026
at 10:00am.

To be held in the Los Cocos clubhouse and online

REMINDER: there is NO August BOD meeting

Landscaping

Street Slurry will take place on July 9th. Rod will oversee the project.

Turf Removal - Turf has been removed from the eighteen homes targeted in Phase One of a four-year project.

The irrigation has been completed on sixteen of the eighteen homes. We will continue to monitor and adjust accordingly to make sure all irrigation is in its proper position.

Once that is completed, we will begin installation of the chunky Copper Canyon rock curbside. New plantings will be installed at the end of August or early September.

The remaining hardscape will follow once the plantings have taken hold. We cannot afford to rush this project to completion. It's important we get it right. Invasive nutsedge grass needs to be treated and removed as best we can before any planting takes place.

Rod Jacobus
Landscape Committee

Emergency Preparedness Radio Test
Tuesday
July 7, 2026
The Rancho Mirage Emergency Radio test will be held at 7:00 p.m. Thank you to Karl Schmidt for managing Radio 1 and Don Underhill for managing Radio No 2.

The link below is for the monthly emergency radio test. You can click on it for more details on the program.
Rancho Mirage Disaster Radio System (ranchomirageca.gov)

Emergency Preparedness

Preparing for Power Outages in the Desert - A Practical Guide for Los Cocos HOA Residents
Living in a desert environment offers beauty, wide-open skies, and warm weather—but it also comes with unique challenges, especially during a power outage.

In extreme heat, losing electricity is not just inconvenient; it can quickly become dangerous if you are unprepared. With a few simple steps and some planning, homeowners can stay safe, comfortable, and self-reliant until power is restored.

Why Preparation Matters

Desert temperatures can rise rapidly, especially during the summer months. Without air conditioning, indoor temperatures can become dangerously high in a short period of time.

Preparation is not about expecting the worst; it's about being ready to handle temporary disruptions calmly and safely.

Essential Supplies to Keep on Hand

Every home should maintain a basic emergency kit tailored for desert conditions:
Water

- Store at least one gallon per person per day for 3 days (more is better in extreme heat)
- Include extra for pets
- Non-Perishable Food
- Canned goods, protein bars, nuts, dried fruit
- Manual can opener
- Lighting
- Flashlights, headlamps, or battery-powered lanterns
- Extra batteries
- Cooling Supplies
- Battery-operated or USB fans
- Cooling towels or cloths
- Spray bottles for misting
- First Aid Kit

- Include medications, especially those requiring refrigeration (plan alternatives if needed)
- Communication
- Portable radio (battery or hand crank)
- Fully charged power banks for phones
- Other Useful Items
- Portable phone chargers
- Ice packs or a small cooler
- Sunscreen and hats in case you need to go outdoors

Simple Preparations Before an Outage

You don't need major upgrades—small habits make a big difference:

- Try to keep your vehicle at half a tank in case you need it for backup power/air conditioning, or to drive to a relative or friend for temporary shelter.
- Keep Devices Charged
- Make it a habit to keep phones and backup batteries charged daily during hot seasons.
- Freeze Water Bottles
- Frozen bottles act as ice packs and can later provide cold drinking water
- Adjust Your Home Early
- Close blinds or curtains during the hottest part of the day
- Set your thermostat a few degrees lower ahead of planned outages (if known)
- Know Your Community
- Identify nearby cooling centers or community shelters

Food and Refrigeration Tips

- Keep Refrigerator Doors Closed
- A closed fridge can keep food cold for about 4 hours
- A full freezer can stay cold for up to 48 hours.
- Use Coolers
- Transfer essential items to a cooler with ice or frozen bottles.
- When in Doubt, Throw It Out
- Perishable foods left above 40°F for more than 2 hours should not be consumed.

Safety and Community Awareness

- Check on Neighbors
- Older adults and those with medical conditions are especially vulnerable.
- Watch for Heat-Related Illness
- Warning signs include dizziness, confusion, nausea, and lack of sweating.
- Seek medical help immediately if symptoms escalate.
- Use Generators Safely
- Never operate generators indoors or in a garage
- Keep them at least twenty feet from windows and doors.

After Power is Restored

- Restock supplies you used.
- Recharge all batteries and devices.
- Check food safety before consuming refrigerated items.
- Review what worked well—and what you can improve next time.

Final Thoughts

A desert power outage doesn't have to become a crisis. With basic preparation, awareness, and neighborly support, Los Cocos residents can stay safe and comfortable even during extended outages. A little planning today ensures peace of mind tomorrow.

Stay safe, stay prepared, and look out for one another.

News from the Social Committee



Los Cocos ladies enjoying June lunch at Si Bon



Thurs. July 23, 2026
12 noon
RSVP to Julie Battista
310-357-1276
julieebattista53@aol.com

Your HOA Assessment $$ at Work

Crack Seal and Street Slurry



Los Cocos streets have undergone a maintenance update that began with a crack seal in preparation for the street slurry. Thank you for your patience during this important process.

The final inside loop slurry date has been moved to July 9th due to the recent Los Cocos area SCE power outage.



Curbside sections of the lawns are beginning to be removed to prepare for new landscaping.

How are you celebrating our country's 250th anniversary on July 4th,



The Board has been informed that our long-time neighbor, Carol Hurvitz, has passed away. Carol was an artist, a friend, and an incredibly talented and caring person. Please keep Michael and the Hurvitz family in your prayers.