



Community Newsletter

August 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

As we approach the halfway point of our fiscal year (FY) 2022 Operating Expenses, I thought it would be helpful to provide a midyear summary. As many of us personally, as well as businesses are struggling with higher costs, we as an Association are facing many of the same struggles. In many areas our costs are increasing more than what was budgeted and planned for in FY 2022.

We continue to monitor our expenses on a monthly basis as we work to maintain our costs within the FY 2022 budget. Many of our expenses, pool chemicals, seed and fertilizer, insurance, and utilities to name a few, have seen significant increases this year. This is putting a strain on our ability to maintain our HOA budget.

There have been comments from homeowners that we should just use our reserve accounts to fund our operating expenses. There are two reserve accounts, one for the Land Lease payments and one for capital improvements. Unfortunately, it is not legal to use those funds as they are allocated for reserves and to be used for the Land Lease and for capital improvements and cannot be used for the payment of operating expenses.

At the July board meeting, the board of directors completed a 6-month review of expenses through the end of June and estimated the remaining FY to determine where we feel the Operating Expenses will end in 2022. Based on the finance

committee's analysis and the increase in costs, the board has determined that some of the budgeted items will not occur, such as summer grass seeding and planting of miscellaneous shrubs. In addition, some expenses are anticipated to not be as high as budgeted, such as irrigation repairs, tree trimming, printing, and postage. These expenses have been adjusted to reflect the changes. Hopefully, these actions will help us meet our projected budget for FY 2022.

We will continue to monitor our expenditures monthly and take appropriate actions as needed.

Sean Chuckas
HOA President

**NO Los Cocos
HOA BOD meeting
in August**

**Approved minutes and meeting agendas
are posted in the homeowner's section of
the Los Cocos website**

www.loscocoshoa.com

**Emergency Preparedness Radio Test
Tues, August 2nd**

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.

Landscape Committee News

The Palm Tree trimming has been completed, and the summer flowers are in full bloom. Please stay tuned for updates on the center island at the entrance, and future turf conversion projects. Stay cool and enjoy the rest of summer.

Rod Jacobus, Chair
The Landscape Committee



The community has watched this Century plant since January growing its once in a lifetime flower. By the end of July, it has now achieved a remarkable height. We thought this was worthy of documentation in our Los Cocos history. Will the plant die after blooming as predicted? That remains to be seen. Stay tuned - -



Ladies of Los Cocos Luncheon Friday, August 19th

We will meet at the Clubhouse, at 11:30 am
To carpool to the restaurant

Fire Ant Spraying

Coachella Valley Vector control sprays Los Cocos 2 times each year for Fire Ants. Los Cocos is scheduled for:

Friday, August 19th

8am-4pm

**Coachella Valley Vector Control
Fire Ants - Common area treatment**

Irrigation will be turned OFF the day before treatment and will be kept off until the day after treatment.

Keep any pets (animals) indoors or in a secure enclosed area outdoors while our technicians are on property for safety precautions.

Please note a treatment may/will be cancelled by our Field Supervisor/Technician due to extreme weather.

Selling your home.

Are you planning to sell your home in the near future? Our Los Cocos home prices are rapidly raising. Save yourself the aggravation of a long escrow process. It is recommended that you use Liberty Escrow for your escrow services, as they are knowledgeable with the escrow process and have completed several escrows for our community.

The fact that we have fee simple land, with the lease remaining in place until June 30, 2033, is confusing for many escrow companies. Kristy Corbell of Liberty Escrow, can be reached at 760-322-2050.

Liberty Escrow is located at: 200 North Sunrise Way, Palm Springs, CA 92262.

Who Do I Contact in An Emergency?

That depends on the emergency.

**A fire, police or medical emergency - -
Dial 911**

**Sheriff's Department in case of 911 FAILURE
760-836-3215**

**After hours emergency
CALL PPM at 760-325-9500**

When the answering machine turns on-PRESS "0" and the call will go directly to the answering service where you will be greeted by a live person.

HAVE YOU SIGNED UP FOR THE OWNERS SECTION OF THE WEBSITE ???



It's where all of the best information is located.

Additional information for our new neighbors

37640 Los Cocos Dr East
Rancho Mirage, CA 92270

LAURA KUTCH 415-407-3437
kutch34@hotmail.com

JASMINE DOMINGUEZ 510-207-1721
jasminelvn@att.net

Please add this information to your Los Cocos Directory

Los Cocos community members' travel over the summer.



Glenn and Julie Battista out and about



William and Bill with Rascal and Percy visit The Russian River and Santa Barbara



Ken and Julie formal night on their Alaska cruise



Marilyn meets William and Bill for dinner in Carmel.



Los Cocos helping our own. Hilde trimming Simon's hair before Rit and Simon leave for their long awaited European cruise.



This is not exactly a vacation picture, but Steve Chown has completed painting his Vancouver home after 7 years. Way to go Steve. You are truly the painter guy!

Send Judy your summer vacation Photos

They will be included in the September newsletter

Summer music:

*Fins to the left,
Fins to the right,
And you're the only bait in town.*

- - Jimmy Buffet

Gutter and Downspout maintenance

The palm tree flower bloom was extensive this year and has caused gutters to fill with debris. With the winds and some rainfall, we have had this year, the amount of sand and debris that has run off your tile roof and settled into your gutters is always extensive. Palm tree flowers were also more prolific than usual, and this has created an annual problem with our gutters and downspouts.

Summer is a good time to have your gardener or handy man clean your gutters and downspouts. Our heavy, quick rains can fill and you're your downspouts very quickly. Cleaning them will prevent water from backing up and damaging your roof, and in some cases, interior walls have received damage from clogged downspouts. Cleaning gutters and downspouts will also prevent mud and debris from covering your patios.

