



Community Newsletter

May 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

It is amazing how long some things take to pass and at the same time how some things go by too quickly. The month of May seems to signal the end of the season for so many people in the valley. It is not quite over for all of us. As we have recently learned, Los Cocos is changing very quickly. A few short years ago, the Los Cocos community shifted into summer mode with 30% of our residents staying around for the entire year. Our most recent number has significantly changed. We are now at just under 60% full time residents. Yes, some will need to leave for a little time to get a break from the excessive heat. Others will stay around for the summer. Let's hope we don't see the 120's for a long, long time.

Before everyone departs, I wanted to thank the Social Committee for organizing 2 wonderful events. The first was the St. Patty's Day gathering at the Clubhouse. It was great to be able to get together with our neighbors and friends after such a long period of isolation and precautions. We were able to share great food, song, and laughter that night. The other event, which was very nice, but also sad, was the Bon Voyage Party, as it indicated that some of our neighbors would be heading to their summer home, which they are hoping will be cooler than here in the desert. Let's hope for a quick summer for those remaining. While you're gone, the rest of us will need to figure out how to have some social events during the summer while trying to stay cool.

We wish all of you a safe journey no matter where you are heading. We will miss you and look forward to your safe return.

Lastly, please see Judy's section of this newsletter about how best to close up your home for the summer months.

Sean Chuckas
Los Cocos HOA President

Los Cocos HOA Board of Directors Mtg.

Tuesday, May 24, 2022 at 2:00 p.m.

To be held Via teleconference

<https://8x8.vc/personalid52086/david.j..schuknecht>

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

Emergency Preparedness Radio Test Tues, May 3rd

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.

Los Cocos Directory

The 2022-2023 directory has been delivered to your mailbox. We currently have three homes in escrow. We would like to have information available for all our residents. Please let Judy know of any updates and corrections. I will put corrections in the newsletter.

Landscape Committee news

Happy Spring!

Our complex is looking wonderful. Thanks go to Creative Landscape, our new landscape contractors, for their hard work.

I am pleased to report we have received our rebates from Coachella Valley Water District for the Da Vall turf conversion project. Rebates were returned to Los Cocos in the amount of \$24,901. Total cost for the project was \$44,190, resulting in an overall net cost of \$19,289. What a great outcome for our community. We will be moving forward with additional projects later this year to reduce water usage, reduce maintenance, and enhance the overall beauty of Los Cocos.

Water usage from 2/11/22 - 3/14/22 totaled 846,736 gallons. We still have plenty of work left to do to cut our water consumption. Please see the link attached for CVWD and the actions they are taking locally.

<https://www.cvwd.org/CivicAlerts.aspx?AID=406>

If clicking the link doesn't work, please copy and paste the link into your browser.

Attach link

Rod Jacobus
Landscape Committee Chair



Trees around the property

The picture to your left is a desert orchid tree, located behind a unit near the tennis courts. It is so beautiful in the spring when it is in full bloom.

If so, please fill out a Landscape Modification form and submit it to PPM, who will pass it on to the Landscape Committee and will add it to the next BOD agenda.

The committee will discuss your ideas and decide if this improvement meets the overall landscape design for Los Cocos. *Landscape Modification Forms are located on the Los Cocos website or are available in the clubhouse.*



Ladies of Los Cocos Luncheon Friday, May 20th

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

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.

Landscape Modification Form

Are you thinking of planting flowers or different plants on the front, sides or back of your unit? Maybe you would like an herb garden off your patio, a different look to the front of your home, or especially enjoy a certain plant.

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 will look out for me. No one knows our neighborhood and its patterns like us, the residents.

What do I need to do to add my name or change my phone number at the main gate? If you need to update your name or phone number at the main gate, contact Heidi Grasl at HGrasl@ppminternet.com or, if necessary, call the PPM office (760) 325-9500 extension 229. The owner of a home must notify Heidi if they want their full-time renter listed.

Architectural Control Committee (AC)

The Los Cocos Architectural Control Committee is made up of homeowner volunteers, whose job is to preserve and protect the interests of all Los Cocos homeowners.

Why do I need to submit an Architectural Modification Approval Form?

We all agreed to abide by the Covenants, Conditions and Restrictions (CC&Rs) when we purchased our homes in Los Cocos. In order to maintain our beautiful neighborhood and property values, it is necessary to conform to the architectural specifications as stated in the CC&Rs.

The CC&Rs are enforced by the AC through a review of your application and approval of the Board. An improvement, without prior application approval, is a violation of the CC&Rs and may be subject to fines and/or the removal of the improvement at the owner's expense.

When is an application required?

Whenever you intend to change or alter your property in a permanent way - per CC&R's, Article 7. Owner shall consult with the city, if necessary, to determine all regulations, standards, and permits that are applicable for the requested improvement.

How do I obtain a form?

The Architectural form can be printed directly from the Los Cocos Clubhouse or Homeowners website at www.loscocoshoa.com.

What questions are asked?

The form asks you "what are you planning to do" and asks that a description of work, along with necessary plans/drawings, be submitted outlining the location of any improvement, its size, dimensions, and materials to be used. This includes, among other things, patio extensions, garage door replacement, addition of a satellite dish, solar panels, window or door replacement, heating and A/C units and outdoor lighting projects.

Who do I submit the completed form to?

After you complete and sign the form, please submit it to Personalized Property Management (PPM). PPM will send it to the Architectural Committee Chairman. The committee will look at your submitted plan and will determine if it meets the CC&R's. Once an application has been processed by the AC, it is presented with a recommendation to the Board for final approval at the next BOD meeting.

When will my application be approved?

Usually, the application will be approved at the next Board meeting. Should your request be approved, an approval letter will be sent to you by PPM.

Should your request require clarification, the homeowner is notified, in writing, by the Board.

In the event of disapproval of the application, a written notice will be sent to the homeowner, stating the reasons for disapproval, and, hopefully, changes can be made, so that both the homeowner and the Board are satisfied with the outcome. The goal is always conformity with the Association's rules.

Any questions concerning the Architectural Modification Form can be directed to Bill Cunningham AC Committee Chair.

Bill Cunningham
Architectural Control Committee (AC) Chair

Around the Neighborhood

Pool Furniture placement after use We need your help!

Please help us keep pool areas clean and organized.

Los Cocos does not employ a service to organize chairs at the end of the day.

It is the homeowner's responsibility to return chairs and tables to their original position.

Spectrum – did you know?

Spectrum offers a seasonal status discount.

You may place your account into seasonal status for a minimum of 2 months and maximum of 6 months for a small monthly service charge.

With the seasonal plan, you:

- Keep your Set-Top Box, modem, and other equipment, including DVR recordings and schedules.
- Preserve your home phone number.
- Eliminate the need to pay for or schedule a re-installation.

Best of all, your services will automatically resume the day you return.



To learn more, visit
www.spectrum.net

Good Friends
Hunny and Ollie
dressed up for St
Patrick's Day

Los Cocos webmaster information

We have a new Los Cocos webmaster. Bill Cunningham has graciously volunteered to take over the duties previously held by Linda Gould. Bill is very knowledgeable with website management as well as programming, and the Board is so pleased he has volunteered to replace Linda Gould.

Linda spent countless hours designing and maintaining our Los Cocos website, which, is so user friendly and full of information of every sort. We are so grateful that Linda has donated her precious time for several years and has developed the Los Cocos website into an outstanding tool for community information. Please join the Board in saying thank you, Linda, for your knowledge and support in volunteering for this important position.

New Webmaster:

Bill Cunningham is fine tuning the website and is enhancing our security protocols. He informs me that we have 94 contacts on the website, which is great news. The website is working! Please be patient as Bill learns the website. He will be reaching out to people from time to time to

make sure everyone who is listed with an email is able to enter the owner's sections and is part of the community. If you hear from him, say thanks for taking over as webmaster.

Website details:

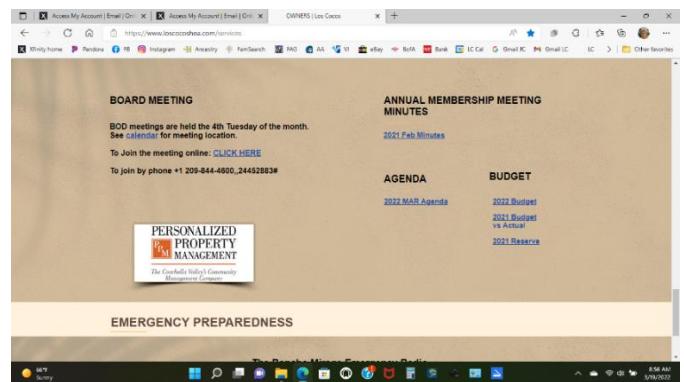
When we have a BOD meeting, the agenda is posted to the website and the approved minutes from the previous BOD meeting are posted. See below for the instructions on how to access the meeting. The meetings are held the 4th Tuesday of each month, either in person at the Los Cocos Clubhouse, or virtually through a link by PPM.

For information on the current or any BOD meeting, go to the Owners section of the Website, scroll down to the bottom and you will find the words BOARD MEETING on the left-hand side. Under that you will find the wording:

Board Meetings

BOD meetings are held the 4th Tuesday of the month unless notified of a change.

See [calendar](#) for meeting location. Access the meeting through the owner's section of the website.



This is a picture of what the BOD meeting link looks like on the website.

Volunteering at Los Cocos

Each Board member is elected to a two-year term of office, and most individuals have 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 the next new person who is willing to step up and place their name on the ballot.

Communications:

Our communications point person position, held by Judy Chown, will be open after the February 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. Judy 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 computer work. Please contact a Board member if this seems like an opportunity you would like to commit to, beginning February 2023. You will not be cast about on a drifting ship. All current documents will be given to you and Judy will be happy to collaborate with you as you settle into this position.

Unit Rentals

Several units are rented for one month or longer each year. Please remember it is a Rancho Mirage rule as well as a Los Cocos rule that a Los Cocos unit cannot be rented for less than 30 days. Thank you for adhering to this regulation.

Please also remember it is the owner's responsibility to leave a copy of the Los Cocos CC&R's and the rules and regulations in a visible place within your unit. The Los Cocos CC&R's also state that the homeowner is responsible for the behavior of any person(s) renting their unit.

NEW Maintenance Building (Former Landscape Bldg.)

The HOA had the wonderful opportunity to reclaim the former Landscapers building, as our new gardeners bring their equipment in a truck. This was the perfect opportunity to relocate our items and place them in a much-needed storage building. The building has been pressure washed and a new shelving unit has been set up. All the Christmas items, old recycling bins, as well as repair items and ladders that have been stored at several houses have been moved to the new maintenance building.

A big thank you to Steve Chown and Sean Chuckas for setting up the large storage shelving unit and to Sean and Judy Chown for moving all the fun stuff from the clubhouse.

Please be Aware - A Reminder

As our snowbirds head north, and Los Cocos has fewer numbers of people in residence, 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 stay on the driveway.

Bon Voyage potluck

The Los Cocos community turned out in style for the bon voyage end of the season potluck.



Sean and Steve organize the Maintenance Bldg.



Linda Gould and her sister Sue play dual pianos and sing in Clubhouse concert



Dave at the piano

Good friends, good food, good times

New Pickleball Court Grand opening



First games are in play



What are the BOD members up to when they are not at a BOD meeting?



Sean is on a forklift and Ken is area manager while volunteering at the Golf tournament



Bill is baking and Judy and Don are hiking

