



## Community Newsletter

February 2023 [www.loscocoshoa.com](http://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: Karl Schmidt**

### **From our HOA President**

February is a time of change with your Los Cocos Board of Directors. Each February, the terms of some of our board members expire. There are three board openings this term and will be filled at the Annual meeting in February 2023. This year two of our long-term Board members, Judy Chown and Ken Burdette, will be ending. They have decided to retire from the Board after 10 years serving our community. It is a well-deserved break from being on the Board.

Both have given enormous amount of time, energy, and commitment to the running of the Board and managing our community. It is not for the faint of heart. There is a time commitment that goes unrecognized. Some homeowners believe that the only time a board member has to work is during a board meeting. In reality, it is a daily commitment that one gives to the community. There are meetings with vendors, discussion with homeowners, finances to review, maintenance issues to resolve, committee meetings, Architectural and Landscape requests to review, point person responsibilities and much, much more. But it is what happens when one agrees to be on the board. In addition, many decisions have to be made, some easy and enjoyable, while others are more difficult, but necessary to operate and run the community.

Judy has done an amazing job over her term on the Board. She has held many different positions on the board and her insight, knowledge and direction will be missed. She has contributed in so

many ways that I would need the entire newsletter to describe them all. Her communication with the board and community is outstanding. She has been keeping the community well informed on every step the board has made; when events will occur; what projects are upcoming; when the next social events will be held; creating and distributing the monthly newsletter and lastly (and important) are all those reminders she sends out to each homeowner. The good part is that she is not going anywhere and will be working with the next Secretary of the Board.

Ken also will be stepping down this February and I am not sure what he will be doing with all the free time he will have from not being a board member. Try not to get too bored. He has done a great job and has been a key board member throughout the years contributing to the many successes of the Board and the community. He has been board President and has patiently helped guide the board and community throughout his years. He too has made many contributions to the community. While on the board he has been "the guy" for the front gates. Not sure how many times he has made the trek to the front gates for some issue, to manually open the gate or meet with the vendor to fix an issue. Also, he was a key player on the land purchase deal along with other homeowners. My understanding is that it was not an easy task and took some time and lots and lots of patience to get it across the finish line. Most recently, he was the lead on getting the new Pickleball court built. Not an easy job when one contractor tells you he will not build it the way you want and then finding one who will and getting them to complete the project. Thanks Ken, it looks great.

I want to personally thank them for serving on the board and also assisting me while on the board with many things related to the community. As Ken and Judy step aside and make room for the new members, please thank them for all they have done for this community over the years.

Lastly, since they will not be on the HOA board, effective February, 11, 2023, please remove their emails from your board contact list. After the annual meeting there will be a new list of Board members. Thank you!

Sean Chuckas  
BOD President

**Los Cocos Homeowners Association  
Annual Membership Meeting**

**Saturday, Feb 11, 2023**

**Meeting will begin  
at 10 am**

**Los Cocos Clubhouse**

**Landscape Committee News**

I would like to highlight the Landscape Committee's biggest accomplishments in 2022. We completed three major projects. They include the Da Vall Drive turf conversion, the Ficus hedge project, and the interior turf conversion.

Almost an entire acre of turf has been removed, and replaced with desert landscape. We transformed approximately 43 planting areas. These changes will significantly reduce our costs for water, fertilizer, and seed going forward. Our biggest accomplishment, however, was capitalizing on the rebates offered by the Coachella Valley Water District and the City of Rancho Mirage.

Total costs for the three projects were \$282,148. Total rebates were received in the amount of \$207,193. This translates to final expenses of \$74,955 for Los Cocos. Over 73% of the cost for these projects was returned to us in rebates.

We will all benefit from these transformational changes for years to come.

Rod Jacobus  
Landscape Committee Chair

**Emergency Preparedness Radio Test  
Tues, Feb 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.



*Ladies of Los Cocos*

**TEA**

**Friday, February 17th**  
1:00 p.m.

Judy Chown and Katherine Carella will host  
the Ladies of Los Cocos tea.

The tea will be held at  
37703 Los Cocos Dr West

Hats or fascinators are encouraged.

**Los Cocos Directory  
Is your information up to date?**

If you have changed 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 2023-2024 directory will be printed shortly after the February annual homeowners 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](mailto:jgchown@comcast.net). Our directory is most effective when all information is up to date.

### ***Emergency Contact Information***

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

### **Thank you for a decade of successes.**

We want to thank each person who has served on the Board, who cheerfully donated and donates their time in order to provide stability and fiscal responsibility for our community, and who willingly keep Los Cocos at the forefront of excellence with leadership provided by David Schuknecht, our PPM Manager.

Our current Board consists of Sean Chuckas, President, Ken Burdette, VP, Judy Chown, Secretary, Don Underhill CFO, and Karl Schmidt, member at large. Each year Board members volunteer to head numerous committees and projects, and each has an area of expertise, while **Sean**, our President, has kept us moving forward together as a Board.

Thank you first goes to our Finance committee, currently consisting of **Betty Phillips**, Chair, and committee members **Greg Mieux** and **Don Underhill**. The three of them develop forecasts, keep track of and make the numbers work and we appreciate each committee member. We cannot say enough additional thanks to Betty Phillips who brought us out of a deep financial hole a dozen years ago and has stayed the course until now, where as a community we have achieved a stable financial basis.

We are so grateful for the website development and maintenance by volunteer resident **Linda Gould**, who this year turned over the website daily maintenance and development responsibilities to **Bill Cunningham**. We would not have an up-to-date Los Cocos website without these two capable volunteers. Thank you for our extremely useful website.

We have two standing committees, Architectural and Landscape. Our 2022 Architectural Committee had three serving members, **Steve Chown**, **Michael Hurvitz**, and **Craig Dickson**. They carefully work through the submitted paperwork when homeowners request an Architectural modification and work together with the homeowner to make sure the modification follows our CC&R's. All Architectural modifications are voted on by our standing Board.

We want to thank **Rod Jacobus**, chair, along with his excellent 2022 Landscape Committee, **Cynthia McKewan**, **Greg Mieux (now retired)**, and **Don Underhill**, for over-the-top diligence in seeing the big landscape picture, overseeing the design stage and plans for landscaping our property, obtaining extremely valuable landscape rebates, and to Rod for daily on-site project management for two very large 2022 landscape projects, all while maintaining ongoing communication with our gardeners in improving our current landscape.

We have so many community volunteers who give of their time and talents, and we want to thank **Sharin Orr** and the Entertainment committee, **Julie Battista**, **Myrna Gray**, and **Cynthia McKewan** who provide, organize, and cleanup our community parties, **Julie Battista** for shelving books and her amazing organization of the Clubhouse Library, to **Rod Jacobus** and **Betty Phillips**, who have volunteered to lead our water aerobics classes, to **Steve Chown** for helping with property maintenance, painting projects and exteriors and repairs, for repairing electrical wiring, rebuilding fixtures and replacing light bulbs when he is in residence and to **William Lawson** who, in the heat of the summer, changes light bulbs, all overseen by **Don Underhill**, who keeps the bulbs and supplies ordered, to **Rod Jacobus** and **Tau Nguyen** who have painted so many front courtyard walls during the landscape projects that I have lost track, to **Ken Burdette**, who is our main front entry gate key person, stepping up in every main gate emergency and is also our tennis/pickleball nets and court resurface and updates person, to **Rit Coletta** for his determination to keep us recycling by setting up, and maintaining our extensive recycling center in the Clubhouse, plus taking the items to individual recycling places.

All of these jobs and projects are on an every week basis throughout the year and when additional help is needed, other neighbors and volunteers

have stepped in, such as **Dave Paulson, Ken Burdette, Steve Chown and Craig Dickson**, who have completed so many maintenance projects, and of course, our heartfelt thanks to **Don Underhill**, who is our onsite go to person and covers every little detail all through the year, and to so many kind neighbors who thank each person daily for their volunteer efforts.

If I have missed anyone, I am terribly sorry. It seems as if everyone in the community plays an integral part in keeping our community strong and vital.

**To recap our history**, twelve years ago, we were financially struggling, and through prudent structural changes and savings, we are now strong enough financially to continue to improve our property.

We can thank **Betty Phillips** for keeping us on the financial straight and narrow, first as a past Board member and second as a community financial historian, which helped us not make the same mistakes over again. Betty served as the Finance Committee Chair, 2022.

In the past twelve years we have successfully purchased the land under our homes, replaced all of our landscape lighting, refreshed the Clubhouse and exercise room, repainted the house trims and entrance gates, resurfaced and restriped the Tennis and Pickleball courts, repaired court lighting, designed and planted a new rose garden, built a new gazebo in the middle of the rose garden, designed and completed landscaping projects outside and inside the DaVall wall, completed two major landscaping projects, have resurfaced every flat roof in the complex, and completed the 3<sup>rd</sup> year of a 6-year tile roof underlayment replacement project.

All of this would not have been accomplished without the incredible, and sometimes overwhelming help and cooperation of our Board and residents, past and present.

## **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 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.

## **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? Usually, no, but here are people you can contact as a resource.

### **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@ppminternet.com](mailto:HGrasl@ppminternet.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 Heidi at PPM, Heidi, indicating where the sprinkler and flag are located. Please give her an address next to the flag. 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 request and 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.

***Certain things catch your eye but pursue only those that capture your heart.***

**—Ancient Indian Proverb**

## From your Editor

This is my last Los Cocos newsletter as a Board member, as the Communications point person, with responsibilities for the Los Cocos Directory, email blasts and newsletter. On February 11<sup>th</sup>, I will turn over my responsibilities to the new BOD communications point person.

I want to thank each of you for 10 + wonderful years of writing the newsletter and updating and printing the Los Cocos Directory while providing my volunteer services as a member of the Board.

Many of you have given me article suggestions, compliments, news articles and pictures to use in our monthly updates. I want to especially thank **Marilyn Mayo** for her kind diligence in sending me pictures of our property, interesting tidbits, pictures of her sweet dog Hunny and anything that I request, while I am away in my Washington home.

I treasure each of you and I tip my hat to Los Cocos. Hopefully, I have kept you informed on most subjects. I know hearing from Judy regarding Los Cocos news and updates has been the highlight of your daily reading activities!

By the way, I am not going anywhere, look for me walking the loop in the early morning with a big smile on my face.

My future plans include putting together documents and pictures on the history of Los Cocos, which I will place in a binder and leave in the Clubhouse so you may enjoy looking at our storied history.

*Here's to Los Cocos, the jewel of Rancho Mirage since 1973.*

- Judy Chown

## Burrtec News

**Burrtec has informed us that they will not pick up person trash bins or can after January 31, 2023.**

Tuesday is **GREY** trash bin and **BLUE** Recycle bin day.

Friday is **GREY** trash bin and **GREEN** Organic waste bin day.

**Please keep the small white bucket with a handle in your kitchen.**

Take the bag filled with scraps out of the kitchen bucket and place it in the **GREEN** organics bin.

Place your bins on the street 1-2 feet apart, with the lid facing the street.

## STATE MANDATED CART COLORS



**Recycle—Blue**

Paper products, empty plastic containers, bottles and aluminum cans



**Organic Waste—Green**

Food waste, green waste, paper waste



**Trash—Grey**

Non-recyclable waste and mixed material