

Los Cocos

Community Newsletter
February 2026

www.loscocoshoa.com

President: John Finkler
Vice President: Rod Jacobus
CFO: Todd Ferrell
Secretary: Sharin Orr
Member at Large: John Giardina

From our HOA President

Dear Los Cocos Homeowners,

This year is certainly going by quickly—here we are in February already! Did we even have a winter?

It's great to see more of our snowbirds back in Los Cocos, and I hope you're pleased with how the community looks upon your return. We've made several landscaping updates, and the painting of both homes and perimeter fences is well underway. I've heard many compliments from homeowners whose homes have already been painted, and we expect to complete all home painting by the end of this month.

Thank you to all the homeowners who cleared their courtyards and patios. Your cooperation has made the process easier and helped the painters stay on schedule.

This month, we will be saying goodbye to two board members, Sharin Orr and John Giardina. Please join me in thanking them for their dedicated service to Los Cocos. They truly will be missed.

Please plan to attend the Annual Meeting on February 7th at 10:00 a.m., either in person or via Zoom. I look forward to seeing you there.

Best regards,
John Finkler
President

Los Cocos HOA
Annual Meeting
Saturday, February 7, 2026
at 10:00am.
To be held in the
Los Cocos clubhouse
Information on the virtual meeting to be sent later

Los Cocos HOA
Board of Directors
Meeting
Monday, February 23, 2026
at 10:00am.
To be held in the
Los Cocos clubhouse
Information on the virtual meeting to be sent later

Emergency Preparedness Radio Test
Tuesday, February 3, 2026
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 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)

Earthquake Safety

Post-Earthquake Safety Reminder for All Los Cocos Homeowners
Take a Moment to Check Your Emergency Supplies and Fire Extinguishers

The recent earthquake was an important reminder of how quickly emergencies can happen here in the Coachella Valley. While Los Cocos HOA did not experience major damage, events like this highlight the importance of being prepared—both for your household's safety and for the resilience of our community.

Now is the perfect time for every homeowner to **review emergency supplies, refresh essential items, and confirm that fire extinguishers are in good working order**.

Review Your Emergency Supply Kit

FEMA recommends that every household maintains an emergency kit that can support your family for several days. After an earthquake, it's especially important to:

- Check expiration dates on **food, water, medications, and batteries**
- Replace any items that were used, damaged, or missing
- Confirm that important documents are stored in a **waterproof, portable container**
- Ensure you have supplies for **pets, infants, and anyone with medical needs**

If you haven't created a kit yet, this is an ideal time to assemble one. FEMA's Ready Campaign suggests including:

- Water and non-perishable food
- Flashlights and extra batteries
- First aid supplies
- Cell phone chargers or backup batteries
- Dust masks, moist towelettes, garbage bags, and plastic ties
- Tools such as a non-sparking wrench or pliers
- Local maps, paper, and pencils
- Comfort items such as books, games, or puzzles for children
- Disposable grill for cooking: Disposable Grill or solar cooker: Solar cooker
  (in the event gas supply is not available)

Check Your Fire Extinguishers

Earthquakes can shift items inside your home, including fire safety equipment. Please take a moment to:

- Confirm your fire extinguisher is **easily accessible**
- Ensure the **pressure gauge is in the green zone**
- Check that the **pin and tamper seal are intact**
- Look for any signs of **damage, corrosion, or leakage**
- Replace expired or non-functional extinguishers immediately

A working fire extinguisher is one of the simplest and most effective tools for preventing small incidents from becoming major emergencies.

Preparedness Strengthens Our Community

Los Cocos is a close-knit neighborhood, and preparedness helps protect not only your household but also your neighbors. Taking a few minutes now ensures that you're ready for aftershocks, future emergencies, or unexpected disruptions.

If you need guidance on assembling a kit or checking your extinguisher, FEMA's Ready Campaign offers clear, easy-to-follow resources at **www.ready.gov**.

Thank you for helping keep Los Cocos safe, resilient, and prepared.

Karl Schmidt, emergency preparedness

Introducing STAN

Your New AI Assistant in the Vantaca Portal Personalized, Faster, and Smarter Property Management for Los Cocos HOA.

Los Cocos HOA is committed to making community living easier, more transparent, and more responsive. As part of that commitment, we're excited to highlight a powerful new feature now available inside the Vantaca homeowner portal: **STAN**, your built-in AI assistant for personalized property management.

What Is STAN? STAN is an AI-powered virtual assistant integrated directly into the Vantaca portal. Think of it as a smart help desk that's available 24/7 to answer questions, guide you through tasks, and help you find information instantly—without waiting for office hours or searching through multiple pages.

STAN is designed specifically for homeowner associations, so it understands the kind of questions residents ask most often and provides clear, accurate, community specific answers.

What can Stan help you with? Stan streamlines your experience by helping you: 1. Find documents quickly, CCC&Rs, rules, architectural forms, meeting minutes, and more. 2. Check your account balance, get instant updated on assessments, payments, and charges. 3. Submit and track requests. Whether it's a maintenance concern or an architectural review, STAN guides you through the process. 4. Understand community policies. Ask about parking rules, pool hours, landscaping guidelines, and other HOA standards. All responses are tailored to Los Cocos HOA's specific information, so you get accurate, relevant guidance every time.

Why STAN matters. Life gets busy, and homeowners deserve quick access to the information they need. STAN helps by: Reducing wait times for simple questions; Making the portal easier to use for all residents; ensuring consistent, accurate answers; Supporting homeowners outside normal business hours; It's a modern tool that enhances communication and improves the overall homeowner experience.

How to Use STAN

Using STAN is simple:

Log into your **Vantaca homeowner portal**.

Look for the **STAN chat icon** on the bottom corner of the screen.

Type your question or select a suggested topic.

STAN will respond instantly with the information you need.

If your question requires staff involvement, STAN will help route your request to the right place.

If you haven't tried it yet, log in to the Vantaca portal and give STAN a question. You might be surprised how much easier it makes managing your home and staying connected with your community.

Trash cans

Please make sure all trash cans are not visible from the street. All trash cans must be stored in your garage out of sight.

Clubhouse

Doors have been left open and unlocked in the clubhouse. Thank you for remembering to **lock all doors in the clubhouse** when you leave the building.

Landscape lighting

Steve Chown will be replacing all the lens on the outside landscape lighting and could use some help. If you would like to volunteer please call Steve at 503-522-2771.

Mahjong

Is anyone interested in playing Mahjong? Please contact Julie Burdette at 360-908-5567. We need four or more to play,

Electric Bikes

If you are riding an electric bike please be mindful of those walking in the community. We request a light on the bike, especially at night.

HOA Directory

The 2026-2027 Los Cocos Homeowners Directory will be printed shortly after the February annual meeting. Please take this opportunity to look at your name and information, read it carefully, and note any changes/corrections that need to be made.

Pease email Judy Chown jgchown@comcast.net with any changes or corrections. If everything is correct, there is no need to contact Judy.

Thank you for your attention to this particularly important message.

The Landscape Committee has some big projects planned for 2026.

Flowers - Plant more flowers in high traffic areas.
Irrigation- Remove curbside irrigation and replace with rock border at 12 homes.
Tree Replacement - Plant up to 8 new trees.
Front Yard Conversion - Remove sod in 12 small front yards and transition to desert / drought tolerant landscape.
Reduce Water Usage - Goal to reduce water usage by another 10%.
Boulders - Add more boulders to landscape.
North Perimeter Hedge - Continue transition from pyracantha and lantana to Ficus.



Holiday Decorating Group

Thank you Suzanne Negley for putting bows on the lamp posts at Christmas. If you are interested in joining Suzanne in a Holiday Decorating group, please reach out to Rod Jacobus.

News from the Social Committee







Thurs. February 26, 2026

Meet at the Clubhouse

RSVP to Julie Battista

310 357-1276

January luncheon at Las Casuelas Nuevas



Welcome to 2026 Potluck













