



Community Newsletter

September 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

A quiet summer? Not at Los Cocos! Those of us who are here in the community, we are seeing 3 major projects being undertaken. First, is phase 3 of the Roof Underlayment project. We were able to successfully renegotiate a new contract with Western Pacific Roofing for the remaining 4 years of the project. Because of this delay, they got a later start than in previous years, but they are keeping to the schedule. What's amazing is they are up on the roofs all day, in the heat and humidity. I'm not sure how they do it. When finished this fall, this will complete 36 of the 73 roofs.

Next is the Pyracantha removal along the interior wall along DaVall Rd. Creative Design and Conserve Landcare are working to remove the pyracantha shrubs, install new irrigation/drip system and install approximately 329 new Ficus plants. In addition, they will be removing 3952 sq. ft. of turf as part of the project. For improved water retention, they will be spreading 30 yards of Mulch to protect the plants per CVWD requirements. This will give the new Ficus enough space to grow, providing a dense privacy hedge as it matures along DaVall. This project will reduce our water consumption by switching to a drip system and reducing turf area.

The second landscape project is the removal of the turf between the homes and select areas along the street. This is a huge undertaking as many of the plantings are being removed to make space for new plants and ground cover.

Conserve Landcare is removing 26,430 sq. ft. of turf. When the project is completed there will be approximately 300 new plantings, 169 tons of Desert Gold DG, 36 tons of 6" rock. I think it is going to look really great when both projects are completed, and the plants have time to mature. This project will have a significant reduction in our water consumption by removing turf and switching to a drip system. In the long term it will enhance the property.

Some homeowners are questioning why we are doing any of this work at all. Many of us read the news and hear all the reports about the drought and how bad future water issues are going to be for the state and the valley. Our water company, CVWD has informed its users that they are not to water ornamental grass which encompasses our yards, and the large green area in the center of our property. Right now, because we have one system for the grass, shrubs, and trees, we are able to get away with watering the grass, but for how long.

We have also been notified by CVWD that they are mandating a 10% cut in our allotted water usage. If not, starting with the August billing cycle, they are implementing significant penalties to our water usage. So, every drop of water we use above our allotted water, minus 10%, will be charged an additional fee, on top of the new increased water rates that went into effect on July 1, 2022. The other reason we decided to proceed with the projects now was the attractive rebate programs presently in place. CVWD is providing the HOA with a rebate of \$3.00 per sq. ft. and the City of Rancho Mirage is providing an additional \$3.00 per sq. ft. to remove turf. This is a significant savings to the cost of the project. This is a rebate of approximately \$180,000 back to the HOA for both projects. These rebates will cover roughly 80% of the cost of both projects combined.

Finally, for the health-conscious members of our community, we have replaced the old residential

treadmill, which was not properly functioning, with a new commercial treadmill for your use. It is fully functioning. Enjoy!

Sean Chuckas
HOA President

**Los Cocos
HOA Board of Directors meeting
Tuesday, September 27th
To be held virtually
Meeting link is available in the
owner's section of the website**

**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, September 6th**

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 Luncheon
Friday, September 16th**

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

Landscape Committee News

Project 1 - Removal of Pyracantha / Ficus Hedge Installation

The hedge north of the front gate along DaVall on the inside of the fence has been removed. Work is ongoing to remove stumps and roots. The hedge south of the front gate along DaVall will be removed by the end of August.

A new Ficus hedge is to be installed following turf removal along DaVall wall. Four feet of turf will be removed. Ficus plants with a mulch base will be planted on the center, or two feet from wall. The distance from wall and mulch are both requirements in order to qualify for the rebate.

Project 2 - Turf Conversion Project Between Homes

The removal of plantings has begun. As of August 12th, Conserve Landcare has removed the majority of tagged plants on the outer circle. The inner circle and cul-de-sac should be completed by August 20th. Plants for removal that were missed on the first pass have been marked. We are removing approximately 400 plants, shrubs, and or bushes, and will replace them with 300 new drought tolerant plants. We will retain some existing jasmine, bougainvillea, boxwood beauty, wax leaf privet and Ficus. These are all part of our existing approved plant list and are healthy and vibrant. There are approximately 60 of these plantings that Conserve, and the landscape committee feel we should retain. Irrigation will be supplied to all of the new and old plants.

Japanese Orchid Trees - The cost for three 24-inch box desert orchid trees, including irrigation and installation and been generously donated by one of our neighbors. The Landscape Committee is working on determining the proper location for these new trees.

Rod Jacobus, Chair
The Landscape Committee



Completed in August the fruit trees are stripped of old fruit. This will hopefully prevent rats.



Marking the plants to retain with pink ribbons

Landscape turf removal project



Spraying the grass that will be removed



Marking the utilities to eliminate damage

Fall Landscape Happenings

Deciduous Tree Trimming

The deciduous trees are trimmed before winter flowers are planted. The tree trimming is usually accomplished in September or the beginning of October. This coordination of efforts depends on cooler weather. The Landscape Committee takes a complete survey of the entire property, and determines which, if any trees will need to be removed during the year. This is only done if the tree is diseased or has grown too large for the area that it is located.

Residents are advised to remove or cover patio furniture and valuable art pieces, especially if there are trees located near your patio. The trimming crew attempts to direct where the tree trimming debris falls but cannot guarantee it will always be accurate. Also, during the trimming of the trees, residents are advised to avoid street parking and to keep vehicles in the garage. There is always some noise from the chipping equipment, so thanks you for your patience.

Lawn Reseeding

After the trees are trimmed the landscape crew begins reseeding of the common area lawns. The landscape water is turned off for several days before and allows the summer tolerant grass to go dormant. The summer grass will be replaced by cooler temperature tolerant rye grass. This process can cause very dusty days, so allergy sufferers are reminded to stay indoors, and residents are advised to keep windows and doors closed and to park vehicles in the garage.

Winter Flowers

After the trees are trimmed and the weather cools down, the gardeners will prepare the soil and begin planting winter flowers in front of homes and around common area palm trees. Flowers are also planted at the entry and the front of the Clubhouse. We love our beautiful winter flowers!

Rod Jacobus
Landscape Committee Chair

Los Cocos North Party

This is the 4th end of summer get together of the Los Cocos pacific northwest family and friends, this year held at Steve and Judy's Vancouver, Washington home.

It's 5
O'clock
Somewhere



Julie and Linda enjoy the party



Steve is the chef

Judy and Ken visit



Los Cocos neighbors continue to travel over the summer.

Rit enjoying beer in the Netherlands



Ria, Simon, and Vim



Vim, Rit, Simon, and Ria enjoy a family lunch for Simon's birthday.



Jan, with her daughter, and granddaughter enjoy family on her dad's birthday

The SEASON is about to begin - - see you all soon!

CORRECTION CORRECTION

Bill Cunningham's email is incorrect in the alphabetical section of the Los Cocos Directory. It **IS correct** on the first page under Board of Directors. Please update your Directory with the correct email:

billcunninghamrn@aol.com

NEW RESIDENTS

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



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

www.loscocoshoa.org

Please Welcome

our new neighbors

John Giardina 213-422-7676 &

Jonathan Gray 323-376-8680

John giardina@pacbell.net

Jonathan jjames153@hotmail.com

37942 Los Cocos Dr East

Rancho Mirage, CA 92270

**Please add these new neighbors
to your Los Cocos Directory**