



Los Cocos

Community Newsletter

December 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: Open

From our HOA President

Tis the season to celebrate the Holidays. May the year ahead bring you peace and joy.

I thought I would end the year with a little holiday humor:

- Anyone who believes that men are equal to women has never seen a man try to wrap a Christmas present.
- Watch where you light the Christmas candles this year – you don't want Santa to become a Krisp Kringle.
- Santa has the right idea, visit people only once a year!
- Christmas is a magical time of year... I just watched all my money magically disappear.
- My husband's idea of getting in the Christmas spirit is to become Scrooge.
- Did you know Santa has another favorite snack besides milk and cookies? Kringle cut fries!

- Dear Santa, for 2022 all I ask for is a BIG FAT Bank account and a Slim Body. Please don't mix up the two like you did last year.

Wishing you all the timeless treasures of the holidays.... The warmth of home, the love of family and the company of good friends.

Sean Chuckas
HOA President

Recycle Your Items at the Clubhouse

Fluorescent tubes, batteries, ink cartridges, and old cell phones can be recycled. Please leave your items to be recycled in the specific collection boxes at the Clubhouse.

Thank you, Rit Coletta

Los Cocos HOA Board of Directors meeting

**As is our custom the Board does not
meet in December**

The Board will reconvene in January

Approved minutes and meeting agendas are posted
in the homeowner's section of the

Los Cocos website

www.loscocoshoa.com

UNIT RENTAL RULES reminder

All lease/rental agreements for any Residence/Lot shall contain a provision binding the tenant(s) to the terms and conditions contained in the Association's Governing Documents, including without limitation these Rules, and any amendments thereto, and shall provide that failure to comply with the requirements of the Governing Documents shall constitute a default under the lease which may be cured by eviction of the tenant either by the Owner or the Association. Any use of the term "month" under any lease/rental agreement shall mean the Minimum Rental Period.

Within 14 days of entering the lease, Owners shall be required to:

- a. Notify the Association of the intent to lease the Residence/Lot, including length of the lease, names of the occupants of the rented/leased Residence/Lot, number of occupants, and automobile information including vehicle registration.
- b. Provide each tenant a copy of the Governing Documents;
- c. Notify the Association of the address and telephone number where such Owner can be reached; and
- d. Owners shall provide the Property Manager a copy of the written lease (unredacted other than the rental amount if Owner so chooses to redact said rental amount) signed by all parties.

PPM PAYMENT INFORMATION

Beginning January 1, 2023, there will be a charge of \$2.50 per month if PPM needs to mail you a hard copy of your monthly HOA Assessment. Now is the time to make sure you receive your invoice by email from PPM.

Contact PPM today if you need to make this change in delivery.

Emergency Preparedness Radio Test Tues, Dec 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.

Landscape Committee News

Happy Holidays from your Landscape Committee.

Please keep a lookout for an email from Judy Chown. An email will be forthcoming with the three options for the center island as you enter and exit the front gates. We are looking for feedback from the homeowners. The information will be collected and presented to the Board of Directors for review. The Board will review and vote at the January meeting to move forward with one of the proposals. This has been a long and arduous process. We appreciate your patience and look forward to your all-important feedback.

Please mark your calendars for a Landscape Town Hall Meeting to be held on Tuesday, January 10th at 2:00 pm at the Clubhouse. We will recap all our activities in 2022 and provide a roadmap for the future. We hope to see you there.

Cheers,

Rod, Don, Cynthia, and Greg
Los Cocos Landscape Committee



Ladies of Los Cocos Luncheon Friday, December 16th

Please meet at the Clubhouse at 11:30 am
To carpool to the restaurant
Lunch is at 12 noon

PLEASE JOIN US

LOS COCOS NEW YEAR'S EVE POTLUCK

Saturday, December 31, 2022

7 pm at the Clubhouse

Organized by the Entertainment Committee

This Los Cocos activity is organized by the entertainment committee and has become a much-anticipated annual event where we open up the "season" and welcome back old friends.

Please BYOB and bring a dish to share.
Plates and utensils are provided.

Party favors will be provided.
Festive attire is encouraged.

Los Cocos Rules & Regulations

The restated rules & Regulations are now active and are to be posted in each unit, readily accessible to homeowner guests and renters. The restated Rules & Regulations are available on the Los Cocos website: www.loscocoshoa.com.

Please print out and adhere to the NEW restated Rules & Regulations. The parking rules, below, are particularly important and will be enforced. Thank you.

PARKING AND VEHICLE RESTRICTIONS

1. The speed limit is 15 MILES PER HOUR inside the gated area of Los Cocos Home Owner's Association

2. Owners are to keep their garage doors closed, unless actively working in or unloading a vehicle. A closed garage door helps prevent pest and rodent intrusion and burglary.

3. PARKING OF OVERSIZED VEHICLES, CAMPERS, BOATS, TRAILERS, OR MOTORHOMES on the streets, in driveways, or visitor parking, is permitted for a 24-hour period for loading and unloading purposes

ONLY. An exception may be granted by the Board of Directors. Disabled or inoperable vehicles must be removed immediately or stored inside the garage or will be subject to a fine or towing at the owner's expense. All vehicles must be clean, operable, and currently registered.

4. All vehicles belonging to homeowners, their residents and tenants must be parked in garages and/or driveways. OVERNIGHT PARKING ON THE STREET IS NOT ALLOWED.

For purposes of this rule and per the CC&Rs, Overnight Parking shall mean 12:00 a.m. to 6:00 a.m. A guest/visitor vehicle may not remain in any visitor parking area for longer than 7 days without prior written approval of the Association. Mopeds, motorcycles, or loud vehicles may not be operated on premises, except to enter and exit Residences/Lots.

5. Owners and their residents and tenants shall only park within the development as many cars as they have space for on their Residence/Lot (garages and driveways).

Except as authorized by the Association, Owners/residents/tenants shall not park in guest parking at any time. Any additional cars must be parked outside the development.

6. Camping and/or overnight living in any recreational vehicle, commercial vehicle, conventional passenger vehicle, truck, boat, trailer, van, or garage is strictly prohibited.

7. No conventional passenger vehicle, recreational vehicle or equipment or commercial vehicle or any other motorized vehicle may be dismantled, rebuilt, repaired, abandoned, disabled, serviced, or repainted within the community. The foregoing restrictions shall not be deemed to prevent temporary parking for loading or unloading of vehicles or washing and polishing and those activities normally incident to washing and polishing of vehicles.

8. There shall be no loud noises or noxious odors from motor vehicles (including motorcycles, off-road vehicles, conventional passenger vehicle or commercial vehicles), which may unreasonably interfere with the quiet enjoyment of the community.

Around the Neighborhood

Haven't we enjoyed the most beautiful sunrises the past few days?



Neighborhood happenings since last month



Cynthia and Marilyn trick or treat with Honey and Ollie.

Romeo all dressed up with no place to go!



How about that rain and beautiful rainbow captured by Karl Schmidt?



Los Cocos travels

After two years of Covid, Los Cocos begins to travel once again - -

Jack and Sharin in Morocco



Jan is kayaking on Lake Hemet



Delivery day for our new Burrtec carts was like Christmas in July. Trucks everywhere, taking our old cans and delivering three new carts.

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



Greg and Sean vacation in Hawaii



So easy to use the new kitchen pail



Steve and Judy enjoy Vienna

Burrtec News

So far, so good on the new pickup. There was a small snafu just after Thanksgiving, but we are working through that now.

Position of the bins

Please position your bins:

ON THE STREET, not on your driveway.

BINS FACING THE STREET

BINS Sitting at least 1-2 ft apart.

CITY OF RANCHO MIRAGE



HOW TO USE YOUR NEW KITCHEN PAIL IN 4 EASY STEPS!

1

Set your pail in a convenient location in the kitchen



2

Line your kitchen pail with a paper or plastic liner



3

Place all food scraps and other household organics into your pail



4

Toss your bagged contents into your green organics bin



X

DO NOT PLACE YOUR PAIL ON THE CURB

✓

BAG IT & BIN IT!

Collect food scraps in your lined pail, then transport the bag to your organic bin.



Happy Holidays
from your HOA