



**HAPPY  
NEW  
YEAR!**

**Los Cocos**

## Community Newsletter

January 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: Open**

### **From our HOA President**

Welcome to the New year!

The year 2022 brought many changes to the Los Cocos community. The community was able to get back to pre-covid festivities by hosting social gatherings at the Clubhouse. It was a great opportunity to reconnect with our neighbors. We encourage all our homeowners to come to the events and meet your neighbors. Greg and I have lived in a couple different communities around the country during our life together and Los Cocos is by far the most friendly, caring, and neighborly of them all. Los Cocos is an amazing community and a wonderful place to live.

Who can complain about 350 days of sun and beautiful views of our mountains that surround us?

Hopefully, you have had an opportunity to meet some of our new neighbors: Jasmine and Laura, Dana, John and Johnathan, Phil and Ervin and Neil, Jeanne, and Demetria.

Unfortunately, this past year, we also lost some of our long-time community members: Hilde Hall, Jim Hishmeh, Fran O'Connell, and Phil Bold. They will certainly be missed.

There were also many physical changes to the community as well. With new landscaping inside and outside the community. Many of those changes will be discussed during the Landscape Town Hall which will be held on Thursday, January 12, 2023 at 1:30 PM in the Clubhouse, and during the Los Cocos Annual meeting to be held on Saturday, February 11, 2023 at 10:00 AM in the Clubhouse.

Please plan to attend both events as there is always lots of information.

Sean Chuckas  
HOA President

**Los Cocos HOA BOD meeting**  
**Tuesday, January 24th**  
**2:00 p.m.**

**To be held at the Los Cocos Clubhouse**

## Pool heating schedule for 2023

The Board has voted to heat only two pools each year during the winter. The North pool will not be heated in 2023. Heat in all pools and spas will be turned off June 1.

### **POOL 1 (SOUTH POOL)**

**HEATED to 86 degrees**

2023 until June 1

### **Clubhouse (Pool 2)**

**HEATED to 88 degrees until June 1st**

### **POOL 3 (NORTH POOL)**

**NOT HEATED**

2023 All year

**ALL THREE spas will be heated until June 1st**

All feedback should be sent to [loscocoshoa@gmail.com](mailto:loscocoshoa@gmail.com).

**Secondly, please mark your calendar for the Landscape Town Hall to be held January 12th at 1:30 pm at the clubhouse.**

This is a new date and time so please make note. We will do a year in review, discuss the landscape budget, water conservation, proposed projects for 2023, and address other items of interest. We will also host a question-and-answer session following the presentations.

If for some reason you are unable to attend, we will post the talking points on the Los Cocos HOA website following the meeting.

Wishing you all the best in the New Year!  
Rod, Don, Greg, and Cynthia  
Your Landscape Committee

**\* \* Save the Date \* \***

**Los Cocos Homeowners Association  
Annual Membership Meeting**

**Saturday, Feb 11, 2023**

**Meeting will begin  
at 10 am**

**Los Cocos Clubhouse**

**Emergency Preparedness Radio Test  
Tues, Jan 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.



**Ladies of Los Cocos Luncheon  
Friday, January 20th**

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

**PLEASE JOIN US**

## Landscape Committee News

**HAPPY HOLIDAYS!**

Your Landscape Committee would like to remind you of two important items.

First, please provide your feedback on the three proposals for the center island by the main gate. It is the unfinished area as you enter and exit our property. The email was sent by Judy Chown on December 6th and was titled: UPDATED Los Cocos Main Gate Area: 3 Options.

## Los Cocos Directory

### Is your information up to date?

If you have updated or changed your phone number with PPM, 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 that each person 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.***

## Los Cocos Rules & Regulations

**This serves as a reminder for new unit rental/leases that a new contract copy is to be sent to PPM.**

### RENTAL OR RESIDENCES/LOTS

1. In accordance with the Association's CC&Rs, no Residence/Lot may be rented/leased for a period of less than thirty (30) consecutive days (hereafter "Minimum Rental Period"). In addition, thereto, no Residence/Lot may be advertised for a period of less than thirty (30) consecutive days. For purposes of this rule, advertising shall include, but not be limited to, offerings in any magazine, newspaper, internet, website (such as VRBO, Airbnb, FlipKey, etc.), real estate sites (such as the Multiple Listing Service, Trulia, etc.), email, flyer, radio ad and/or any other form of offering. In accordance with Civil Code Section 4740, nothing contained in the Association's governing documents shall be construed to "prohibit the rental or leasing" of any Residence/Lot but, rather, merely requires such rental or leasing comply with the Minimum Rental Period defined herein and in the CC&Rs.

2. Any advertising of the Residence/Lot must emphasize (when possible in bold lettering and in a minimum 10 pt. font) that any rental of the Residence/Lot must be for no less than thirty (30) consecutive days. Any advertising of the Residence/Lot may not list daily or weekly rental amounts or statements such as "inquire about shorter stays", etc.

3. Short-term rental permits filed with the city of Rancho Mirage and/or payment of transient occupancy tax (TOT) for a short-term vacation rental shall be prima facie evidence of a violation of the Minimum Rental Period.

4. 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.

**5. 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.**

6. The Residences/Lots are restricted to residential use. Each Owner shall be liable to the Association for any damage to the Common Area or to Association-owned property caused by tenant or tenant's guests. Failure of any tenant or guest to

comply with these Rules may subject the Owner and/or tenant to disciplinary action.

7. An administrative fee may be imposed for each lease of a Residence/Lot within the community to defray the administrative costs (only if needed), i.e., processing the tenant information, supplying copies of the Governing Documents, updating Association files for tenant's use of facilities and access to the community, etc.

8. There shall be no subletting of the Residence/Lot.

### **Musings from your BOD-at new year**

Our Los Cocos community is celebrating 50 years in 2023. We live in a wonderful, small community, full of neighbors who care about each other, so we are a lot like a family. Our community is diverse in every sense of the word and is one of our beautiful strengths. Yes, we have our challenges, but overall, we strive to do a good job of encouraging every point of view. Community is who we are, and the word, itself, means comfort and caring.

We struggled together as a community for many years in order to purchase our land, and by now owning, it has enabled us to move forward confidently. Your HOA, with your help, is making decisions based on that ownership, by using our monetary resources to improve our property.

Each of the projects we have undertaken are significant and came about through prudent savings and an army of homeowners who have selflessly served by taking on projects that would cost a great deal of money. Thus, we have made our dollars stretch.

### **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 very 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? Not always.

#### **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 email Heidi at PPM and indicate 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.**

### **Los Cocos Safety**

**The are many additional visiting residents and renters in the valley during the winter and so crime is up.**

**It is SO important to keep your car inside your garage at night as a measure of safety. As a reminder, always lock your doors and keep your garage doors CLOSED, unless you are actively loading or unloading your car.**

Several residents have installed security lights on the back of their house that activates upon movement. The back is especially important, as it is very dark at night. A few residents have installed security lights or cameras on the front of their house.

If you wish to install lights or cameras, please fill out and submit an Architectural Modification Form **before** you begin your project.

## News and Burrtec

Delivery day for our new Burrtec carts was like Christmas in July. Trucks everywhere, taking our old cans and delivering three new carts. Thanks, everyone, for your cooperation. The transfer from old to new went very well.

### STATE MANDATED CART COLORS



**Our intrepid morning hikers Linda, Myrna and Joannice celebrate at the top of the mountain**

## Around the Neighborhood

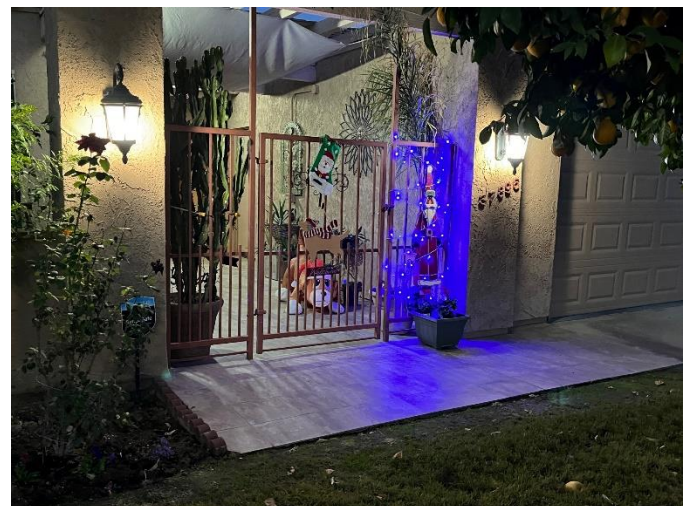
**Karl and Michael's home is so festive**



**Steve and Judy love Christmas lights**



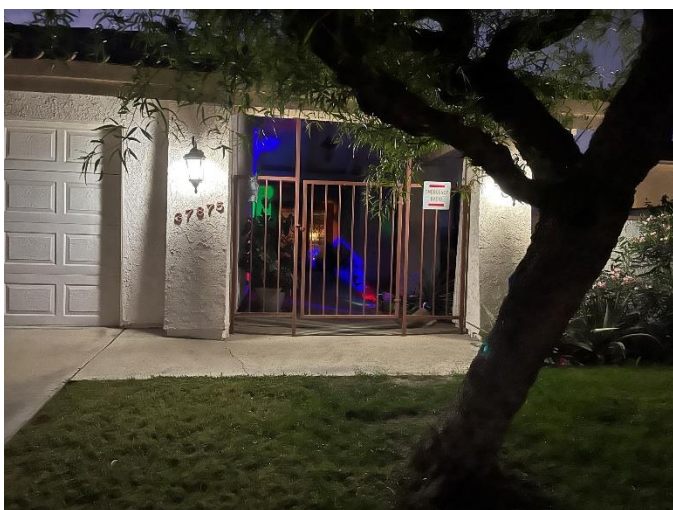
**Simon was a very good boy this year and was visited by St. Nicholas with candy and chocolates.**



**Cynthia knows how to decorate for the holidays**



**Hilde's house says hello to the you from a family of snow people**



**Is this Micky Mouse we see peeking out from our Mouseketeer Dons house?**



**Lights shine bright for the holidays**

**MAIN GATE & PEDESTRIAN GATE  
ENTRY NUMBERS WILL CHANGE  
FEBRUARY 1<sup>ST</sup>**

**For our security, the Board will change the main gate number once each year.**

**An email will be sent out in January with the new entrance numbers for the main gate and the pedestrian gate. Watch for this email!**



**In Memorial**

**Los Cocos  
has lost a  
wonderful  
neighbor**

Hilde Kolatzny Hall was born in Munich Germany in 1936. She survived the hardships of WW II and emigrated to the USA in the late 1950s. She married Scott Hall in 1966 and the couple settled in Los Angeles where they ran a successful retail business. On their retirement the Halls settled at Los Cocos. Scott died in 2003.

Hilde was a noted hostess and party giver and was especially known for her "Easter Bonnet" parties and her Christmas and New Year's celebrations. Hilde is survived by several nieces and nephews.

Everyone who knew Hilde and her dog, Arnie, will miss her smile and friendship. Arnie will now live with Rit and Simon. There will be a celebration of life held at the Los Cocos Clubhouse. A future date will be announced.