

Los Cocos Homeowners Association

May 2026

Community Newsletter

Board of Directors
President: John Finkler
Vice President: Rod Jacobus
Chief Financial Officer: Todd Farrell
Secretary: Mark Asman

From our HOA President

Hello Los Cocos Neighbors,

I hope you all enjoyed the Board sponsored BBQ. It was great to see so many neighbors enjoying each other's company.

As we head into May, the desert is starting to warm up, and the signs of summer are definitely in the air. Many of our snowbird neighbors have begun their seasonal travels, and I wish them safe journeys—I'll look forward to welcoming you back later in the year!

This is a great time for those of you staying through the summer to start getting things ready for the hotter months ahead. A quick check now of your home's AC System(s), window seals, etc. can make a big difference later.

We're happy to report that the CVWD street repair work has been completed—thank you all for your patience while that project was underway.

The ADA ramp has been completed. I appreciate Rod's effort and attention to detail that made this improvement possible for everyone.

The North Pool Project is complete, and the transformation is amazing. The equipment area

is so much safer and easier to access for our pool cleaner. Thank you, Todd, for your diligence and dedication in seeing this project through.

Coming up this month, the street slurry project will be taking place. We'll be sure to share more details soon, so you know what to expect.

Wishing you all a great May—stay cool, stay hydrated, and maybe start practicing your best "it's a dry heat" line.

Warm regards,

John Finkler
President

Los Cocos HOA
Board of Directors Meeting

Monday, May 18, 2026
at 10:00am.

To be held in the Los Cocos clubhouse and online

Landscaping News

Greetings from the Landscape Committee. This is a synopsis of recent activity. A total of 17 new trees has been planted around the community. Trees include Olive, Texas Olive, Valencia Orange, Fig, Mediterranean Palm, Lime, Bauhinia Orchid, Desert Willow, and Acacia. Seasonal flowers are being removed. Summer flowers will be planted at the main entrance only. The decision was made to spend more money on trees and perennials vs. annuals.

The pedestrian ramp has been completed at the clubhouse. The new drought resistant landscape will be installed providing year-round color and beauty. We removed all spray heads and are moving to drip irrigation at the clubhouse entrance.

Palm Tree trimming has been approved for $40 a tree and will be completed in late June or early July. We have 132 Palm trees on property. We continue to diligently monitor our water usage. Our goal is to reduce usage so that we avoid the higher Tier pricing with Coachella Valley Water District when we exceed our allotted amount. Year to date we are well below budget, but our highest usage months are still ahead of us.

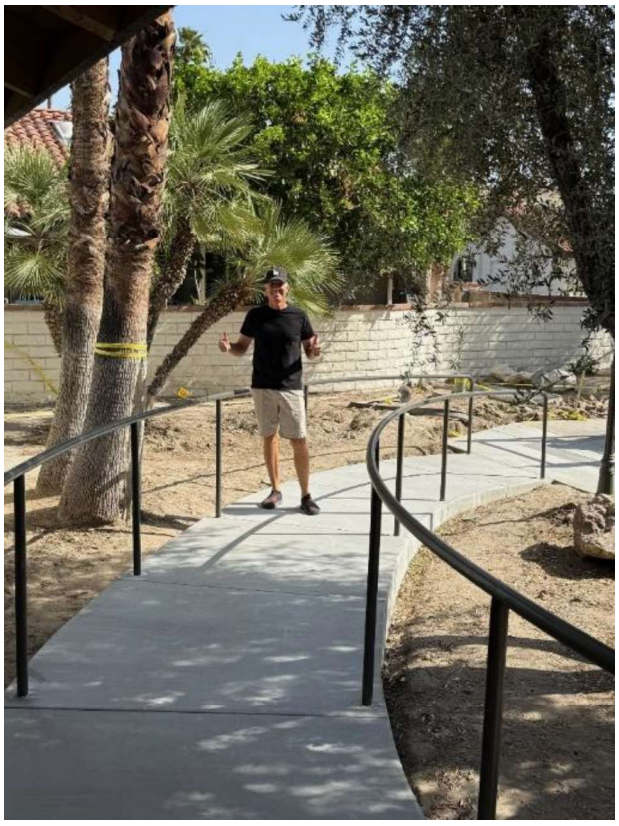
Emergency Preparedness Radio Test
Tuesday
May 5, 2026
The Rancho Mirage Emergency Radio test will be held at 7:00 p.m. Please contact Don Underhill with questions. Thank you to Karl Schmidt for managing Radio 1 and Don Underhill for managing Radio No 2.

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)

New Clubhouse access ramp

The Clubhouse at Los Cocos now offers enhanced accessibility for everyone attending events, thanks to the installation of a beautiful new all-access ramp. This addition ensures that all residents and guests can easily enter and enjoy the Clubhouse, regardless of mobility needs. A special thank you goes to Rod and the Board for making this thoughtful improvement possible.



The street slurry project will take place in May. Please watch your emails and messages for directions.

Emergency Preparedness

How to prepare so Fire/Police/EMT can help fast

What first responders need: clear, all-weather access to your home; visible house numbers; unlocked gates or a Knox box for locked gates (this is already in Place at the Main Gate); and a safe meeting point for crews and family.

Fire lanes and apparatus access — what to keep clear

- **Minimum clear width: 20 feet** unobstructed (measured curb-to-curb or edge-to-edge). **If aerial apparatus access is required, local officials may require wider lanes (commonly 26 ft).**
- **Turning and setup space:** ladder trucks need generous turning radii and a clear setup footprint — plan for **~25–30 ft inside radius and 45–50 ft outside radius** at curves and provide turnarounds for dead-end drives over 150 ft.

Action for residents: do not park in marked fire lanes, keep gates unlocked, or provide emergency access instructions to the HOA/Fire Marshal.

HOA responsibilities and what the CC&Rs say

Section 6.6. Vehicles and Parking

(I) There is no parking on the streets in the development between 12:00 a.m. and 6:00 a.m.

Home fire-extinguisher checklist

- **Monthly visual check:** gauge in green, pin/tamper seal intact, nozzle clear, extinguisher visible and accessible.
- **Factors That May Require Earlier Replacement**
  - Even if the extinguisher is within its expected lifespan, certain conditions can necessitate immediate replacement:
- **Visible physical damage**: Dents, cracks, corrosion, or rust can compromise the cylinder and make it unsafe.
- **Loss of pressure**: If the gauge needle is outside the green zone the extinguisher may not function properly.
- **Clogged or blocked nozzle**: Prevents proper discharge of the e xtinguishing agent.
- **Partial discharge or previous use**: Even a brief use can reduce pressure and effectiveness, requiring replacement.

Around the Neighborhood

Springtime Ducklings

Several baby ducklings had to be saved from the north pool, a situation that happened because feeding the ducks encourages them to nest and remain in the area. For this reason, it is important not to feed the ducks, as it can lead to more ducks settling and nesting near our pools.



Celebrating the joy of singing at CV Rep

A group of Los Cocos homeowners recently enjoyed the final session of *The Joy of Singing* class at the Coachella Valley Repertory Conservatory — and the smiles said it all. The photo captures the audience stepping out after the last evening of the class, energized by weeks of vocal coaching, confidence-building, and plenty of laughter.

Programs like this are a wonderful reminder of how vibrant and connected our community is, both inside and beyond our gates. Congratulations to Fred Madsen, who took part and embraced the joy of learning something new and entertaining friends and neighbors from Los Cocos with his singing.



Thank you to Karl Schmidt for submitting this great picture and article.

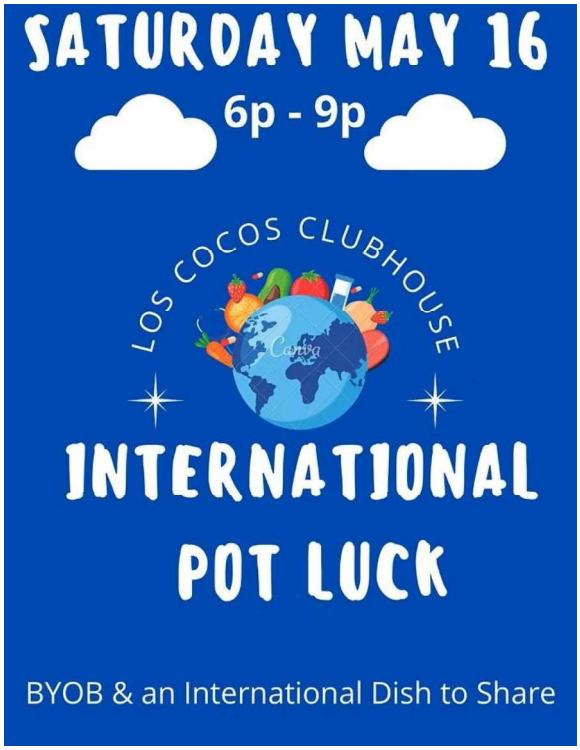
CVWD



Coachella Valley water district has recently completed repairs at Los Cocos replacing old water pipes. Thank you for your patience during this construction.

News from the Social Committee

International potluck at Los Cocos





Thurs. May 28, 2026

Meet at the Restaurant

RSVP to Julie Battista

310-357-1276

julieebattista53@aol.com

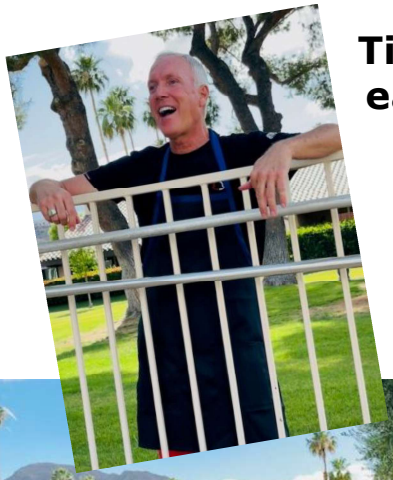
Ladies luncheon at California Bistro





Three cheers for our wonderful HOA Board of Directors who cooked and served dinner to the community. Thank you so much for a wonderful party!

Time to eat!







































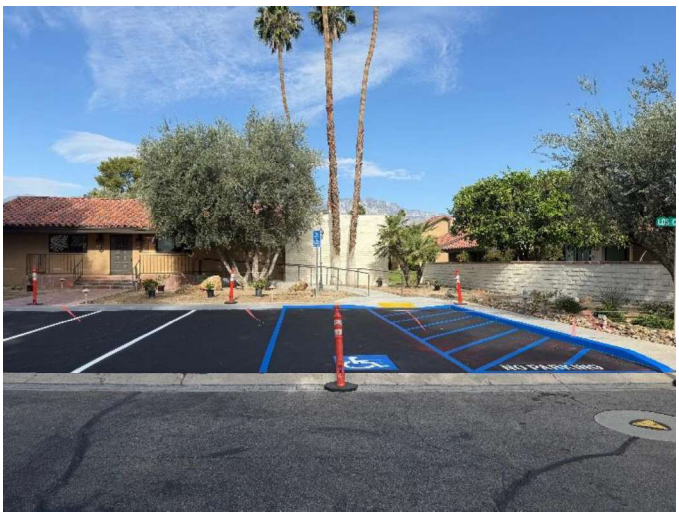
What a wonderful event. Thanks to Rod for cooking and thank you to John and the Board for hosting a very fun party!

This is a last-minute addition to the newsletter; however, it is so exciting that it must be added. Our Clubhouse entrance ramp and the new striping is complete!



Project is in process





Clubhouse ramp project is complete.