



# PGA WEST FAIRWAYS

39755 Berkey Drive, Ste. A • Palm Desert, CA 92211

## May/June/July 2018

### Important Contact Information

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#### Master Association Management:

Association Office: (760) 564-3858  
Transponders - Nicklaus Gate  
(760) 564-6488  
Command Center - (760) 564-5452

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#### Fairways Manager's Message

Dear Homeowners,

Summer has arrived. While the first few warm weeks are welcomed, one can't help but experience flashbacks of the 120+ degree days that June and July bring. With that said though, we live in a beautiful place and it's those summer days that make us appreciate every other perfect season in the Coachella Valley; which makes us continuously utter the phrase "This is why we live here!"

While I am sad to see some of you head back to your summer homes, I am happy because that means we get to continue the hard work to make Fairways such a wonderful place to live through our summer maintenance projects.

As a recap, we completed the Association's painting project of 226 homes within the community. You will learn more about this experience from one of our homeowner Delegates later in this newsletter. In addition, the Annual Membership Meeting held on March 26, 2018 was a success. We had over 50 homeowners in

attendance and several won raffle prizes and provided useful input to the Board on various Association matters.

As we proceed through the summer months, we will be completing the leg work and planning for various projects and improvements, completing the touch-up painting of the perimeter walls and working to *hopefully* roll out the new cable/internet services. Stay tuned to our Monthly Manager's Message (e-blast) to stay updated on Association information.

We value the support from our homeowners and welcome positive feedback. If you have any questions regarding the Association, please contact me directly – my door is always open. Wishing you all a wonderful summer, stay cool!

Cheers!

Cassie Gertz, Fairways GM



#### Bulk Cable Agreement Update

The Board of Directors continues to negotiate a new contract with Spectrum. The Board, in conjunction with the ad hoc committee made up of homeowners, has reviewed different cable/internet providers in order to ensure Fairways' homeowners will continue to receive high quality service at a reasonable rate.

Please note part of the negotiation is to include internet into the bulk agreement as part of the new service package. You will begin to receive more information relative to the new bulk agreement in the coming weeks as we hope to rollout the new services by mid-summer.



## Pet Rules

We've received an increasing number of complaints regarding dogs being allowed in the common areas without a leash. This includes the grassy common areas and streets. Please note this is a serious safety concern within the community. **Dogs are not permitted to be off their leash when outside of your home or a secure yard.**

Those areas reported as being high use with these violations will be surveyed by patrol and citations will be distributed. Fines range depending on the severity of the violation.

**Leash Your Pets** – Walking your dog off a leash is against the La Quinta City Code (10.28.010) and the Fairways Rules and Regulations.

**Pet Waste** – Pet waste transmits disease. The Association has installed several Fido stations throughout the community in order to assist homeowners with the proper disposal of pet waste in trash containers.

In addition, several homeowners have raised concerns of neighbors allowing pets to relieve themselves and leaving 'Fido bags' or pet waste in neighboring yards. Please respect your neighbors and refrain from using your neighbors' yards. The Association has several common areas throughout the association which serve as nice areas for dogs (on their leash!).



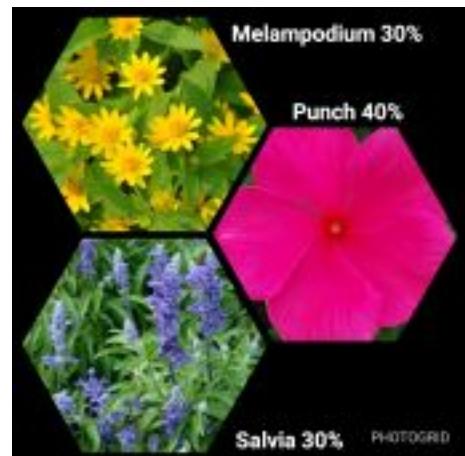
## Summer Color Selection

The Association determined to forgo summer flowers in front yard planters for the 2018 season (May-September). During this time, the landscapers will amend the soil and reduce water usage for the summer months. We will be planting summer flowers in common area beds only, which will take place during the month of May. Full fall flower plantings will resume in October.

The summer color selection is Blue Salvia, Punch Vinca and Yellow Melampodium (*pictured right*) which was recommended by the Landscape Committee and approved by the Board at its February meeting.

If you would like to have summer flowers planted in your front yard, please feel free to contact Vintage Landscape directly at (760) 772-3673. Note if you determine to plant flowers in your front yard, please contact

Management at 760-862-6334 so we can ensure proper watering.



## Scheduled Red Imported Fire Ant Treatment

Coachella Valley Vector Control will be on property to treat for Red Imported Fire Ants during the month of February. All common areas and front yards will be treated. Please see schedule of information below:

### Treatment Schedule:

**Tuesday, June 26th** – Weiskopf Gate & Greg Norman Areas

**Wednesday, June 27th** – Legends Area

Technician(s) should arrive between 8:30 am – 3:00 pm. If you have any pets (animals), please keep them indoors or in a secure enclosed area outdoors while the technicians are on property for safety precautions.

**Product Information:** Control products are water soluble and will render ineffective when in contact with water. Control Products are made at a

very low dosage, enough to kill an ant and should not harm pets.

*Please note, treatment may be canceled due to inclement weather. Treatment of Signature and Monterra areas are on a separate schedule.*

## Upcoming Board Meeting Dates

**Thursday, May 24, 2018** - 1:30 P.M.  
at the Private Clubhouse

**Thursday, June 28, 2018** - 1:30 P.M.  
at the Private Clubhouse

**Thursday, July 12, 2018** - 1:30 P.M.  
at the Private Clubhouse

*If you plan to attend these meetings, please contact the Management Office at 760-776-5100 to confirm the date, time and location as they are subject to change.*

### **A Homeowner's Perspective on the Fairways House Painting Project**

Four of the seventeen Fairways Special Benefit Areas (SBAs) had their homes painted starting last July and finishing in mid-March - a total of 226 homes. These four SBA homeowners have money deducted from their monthly assessments and put into a reserve fund to be used for painting of all the homes in their SBA, approximately every 8 years. In other SBAs, it is up to each individual homeowner to paint his or her home.

I live in the La Cala SBA inside the Legends Residential gate and our SBA has 52 homes. I am also the Delegate for La Cala and was very involved with our recent painting project. Having money set aside each month for eventual painting, in my opinion, is a great way to do the painting. It is painless, you don't notice the deductions and when it is time to paint, the money is available. The other advantages to the process are that (1) the homes are all painted at one time, even if a homeowner is not able to paint, (2) the homes age together, (3) in eight years or so, the homes get painted again, and finally, (4) the whole neighborhood looks nice, so fresh and clean with the new paint on the homes.

In the fall of 2016, I attended a Fairways Board Meeting and asked if we could paint our homes in the near future, as I thought that they were in need of painting and updating even though it was about a year earlier than what was planned. The Board said that we had the money to do so and it was eventually approved to move forward. The project involved several major efforts including selecting a paint supplier, a painting contractor, and an updated paint palette for each SBA.

MC Painting was the selected

vendor after a bid process. They had painted our homes in 2010. They "walked" the property and looked at individual homes to better determine how much it would cost to paint the homes. Giving the painting contractor 226 homes to paint obviously helped with obtaining a very good price for the HOA, and ultimately for each homeowner, as we pay the bill.

Vista Paint was chosen as our paint supplier. However, the homeowner color selection process then became more difficult because Vista was not the supplier in 2010. It was decided that Vista would not match exactly the existing paint on the homes. Rather, they would give each homeowner Vista's closest color match to what was on the house. This made it difficult for many homeowners as many wanted to just put the same color on the house. And, many homeowners felt Vista's closest match was not really "the same color." So, one of the things that I did was put 12" x 12" Vista color patches on the front of my house so that homeowners could come over and see what the colors actually looked like on the house. This turned out to be the best thing that the HOA did for homeowners. It was very helpful. I also took photos and sent them to all homeowners so that those who were not here could get a better feel for the colors. We received many very favorable comments about this and several homeowners made a trip to the desert before painting to look at the colors and hopefully make a good choice. One of our concerns was that once the house was painted, we would not go back and re-paint if the homeowner did not like the color. So, you had to get it right the first time. And, it worked, no one asked to re-paint.

A major need in the project was to update the color palettes for each SBA. We have a book of all the colors that show suggested stucco and trim colors. We reviewed what Vista provided as their closest colors. Each SBA added or changed colors to give homeowners more choices. In La Cala, for example, we had about 17 stucco colors and for each, two or three trim colors, and we said that homeowners could "mix and match," which provided a huge color selection for all.

One of the key things that the HOA and I did was communicating to homeowners each step of the process, particularly the paint selection information. We sent out 10 or so emails about this. I also had many phone calls with homeowners discussing the colors and timing of their homes to be painted. Vista put all their colors on a website that homeowners could access, and several homeowners put samples on their own homes to make sure it was a good choice.

Homeowners found the painters to be very accommodating and willing to do little things asked of them. Probably the biggest issue with the painting was painting the areas on the house or privacy walls behind bushes. From 2010 to now, the bushes had grown significantly thicker which made it very difficult to get behind the bushes and paint. There were quite a few situations where the homeowner just said don't worry about it as the bushes covered the surface completely.

*Article continued to page 4*



### Annual Palm Tree Trimming

Each year, the Washingtonian Robusta (Mexican Fan) palm produces a seed pod on flowering fronds during early summer months. These flowering fronds create debris that causes maintenance issues with the littering of courtyards, pools, etc. Timing the summer trimming of the palms after this seed pod production is important to deter further flowering fronds.

The Association has scheduled its trimming of Association maintained palms to take place during the first two weeks of June 2018 (schedule subject to change in accordance with flowering). Discount Tree Service has been selected as the vendor to perform the trimming of all Washingtonian Robustas and Filiferas in the common areas and Association maintained yards. This is a change from the previous vendor Reliable Tree Care.

As a reminder, it is necessary for you to complete the trimming of the palm trees in those areas within your lot that are not maintained by the Association. Discount Tree Service has agreed to provide Fairways homeowners with the same discounted rate per palm (\$23) as long as homeowners contract for trimming during the time the vendor will be on property servicing Fairways. If trimming is scheduled after they leave the property, additional charges may apply.

Contact the Fairways Executive Assistant, Michelle Reese, by email at [Michelle.Reese@managementtrust.com](mailto:Michelle.Reese@managementtrust.com) to schedule your palm tree trimming with Discount Tree Service. *Note: You are not required to utilize the Association's contractor, however, any company that you use for tree trimming should have the appropriate license/insurance. Please verify this with the contractor when scheduling your tree trimming.*

### Annual Meeting Raffle Prize Winners

We would like to thank all the homeowners that attended the Fairways Annual Meeting on March 26, 2018. Congratulations to those homeowners that won raffle prizes listed below:

Kim Larson, Spanish Bay, \$100.00 Gift Card to Sullivan's Steakhouse sponsored by Vista Paint.

Keah Shields, Hermitage, \$100.00 Gift Card to the Steakhouse at Agua Caliente, and a bottle of Wine sponsored by Epstein, Grinnell & Howell.

Jody Shapiro, Turnberry, bottle of Wine

Yvonne O'Meara, Hermitage, bottle of Wine

Martha Jenkins, Tiburon, \$100.00 Visa Gift Card sponsored by MC Painting.

Cindy Coppola, Muirfield, \$100.00 Visa Gift Card sponsored by MC Painting.

Larry Echelberger, Tiburon, \$100.00 Visa Gift Card sponsored by MC Painting.

Greg Peck, Norman Estates, \$100.00 Visa Gift Card to PF Chang's sponsored by Pristine Pools.

Jim Jack, Eagle Bend, \$200.00 Light Installation (Credit) sponsored by Roto-Lite.

Chris Knudsen, La Cala, Lunch for 2 @ Ernie's sponsored by The Club at PGA WEST.

Tom Evans, Tiburon & Roy Boyce, Pasadera both won a Plant Bowl & \$100.00 Gift Card to Pacifica, sponsored by Vintage Landscape.

Cheryl Peck, Norman Estates, Cooler with Blanket, shirts and a mug, sponsored by Spectrum (HBO & Showtime).

Bob Mann, Monterra, Backpack, Game of Thrones box set DVDs, water bottle, sponsored by Spectrum (HBO & Showtime).

Mary Harr, Monterra, Briefcase bag with water bottle and t-shirts, sponsored by Spectrum (HBO & Showtime).

Alice Gutowicz, Spanish Bay, Small BBQ grill and t-shirts, sponsored by Spectrum (HBO & Showtime).

Matt Gutowicz, Spanish Bay, Duffle Bag with wireless speaker, t-shirt and coasters, sponsored by Spectrum (HBO & Showtime).

Nancy Herman, Masters, Duffle bag with wireless speaker, t-shirt, and coasters, sponsored by Spectrum (HBO & Showtime).

Dick Mills, Toll Brothers, Grand Prize: \$200.00 Gift Card to Morgan's at La Quinta Resort, sponsored by The Management Trust.

### A Homeowner's Perspective on Painting, Cont'd

Once the homes were painted, we did an inspection of the homes looking for areas that needed to be touched up. Homeowners helped with this by pointing out concerns, which were eventually addressed. The policy was that "the house was not finished until the homeowner was satisfied." The HOA did everything it could to insure that the homeowner was happy with the painting.

Our La Cala SBA project started the last week of July and finished in November. The homes look great. I have not heard one complaint, just compliments. Obviously the process took a lot of work and our HOA team was so helpful and supportive in managing the process from start to finish. The results show for themselves. All 226 Fairways homes were completed in mid-March. It was a pleasure to be involved in this process and hopefully helpful to our homeowners.

*Article submitted by Walt Lloyd, La Cala SBA Delegate*

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#### Directors, Committee Members & Homeowners

The Management Trust – Desert Division is gearing up for its fifth annual Spirit of Hope Veterans Day Gala Event to celebrate the Bob Hope USO Palm Springs. The event will be held on Saturday, November 10, 2018 from 5:00 pm to 9:00 pm at the Agua Caliente Resort and Casino in Rancho Mirage. The evening will include a live auction, raffle prizes, entertainment by the USO Show Troupe, and a gourmet dinner.

We are extremely honored to invite you to participate on our USO Committee this year. We meet every other Friday from 9:00 am to 10:00 am in our division office located at 39-755 Berkey Drive, Ste. A, Palm Desert, CA 92211.

The Management Trust is committed to serving our community in many ways. This will be our fifth year to embrace the USO and raise funds while we recognize outstanding volunteers along with current and former military members. It's an incredible event that continues to touch the hearts of all those who attend. A formal presentation by the Marine Corps Honor Guard and the USO Troupe promises to give you chills.

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