

# Esprit Community – [www.esprithoa.org](http://www.esprithoa.org)

## What's Happening – Spring/Summer 2016

### **Safety Reminder**

We've had a few theft issues recently. The thefts included bicycles that were stored on vehicles and locked to railings. We've also received reports of car prowls and theft of items inside the cars.

- Please be sure to remove all valuables from your car.
- Please lock your car and activate your car alarm.
- Bicycles should be securely locked and consideration should be given to your choice of securing device and location of storage. Outdoor storage is not recommended.
- If going to the garbage enclosures, consider making your trips during the day or taking someone with you.

If you see something, say something. In case of emergency and if you feel that you are in danger, always dial 911.

### **Garbage and Recycle Reminder**

Please read the list of items allowed in the recycle bins and only put recyclables in those bins. Any Green Waste (plant matter), TVs, large electronics, construction debris, etc. must be hauled away and not put in the regular garbage pick up. When these items are mixed into our garbage and recycle and are discovered by the pick up crew, they will not pick up the contaminated container until the items are removed.

### **Cable Service Ending**

Time Warner Contract ends June 30<sup>th</sup>. You will be responsible for your own tv service after that date. Please visit the website for a list of options and application package for satellite/antennae installation.

## **Family, Friends and Guests - Rules Reminder**

Please post the Esprit Rules and Regulations in your condo (located on website) and ask your guests to abide by the rules. Please remind them:

- Clothes, towels and other items may not be hung over patio balconies or walls
- Absolutely no glass in pool area
- Please observe posted pool hours 8:00 am – 10:00 pm.
- Please be courteous to those that reside in close proximity to the pools and spas
- Please observe parking rules and post guest parking permits

## **Landscape Update**

The summer planting is well under way and should be complete by the posting of this newsletter. The shrubs were given a hard prune to encourage new growth and flowering and the pyracantha (our prickly fence around the perimeter) has been given extra attention to encourage stronger, healthier growth.

There were a number of areas where plants had been lost due to a number of reasons. Nearly 30 replacement plants and some “test” plants have been planted throughout the complex – with thought given to color, drought tolerance, sun exposure and foliage.

At the beginning of the Conserve contract: it was discovered that two of our DWA provided controllers were missing – leading to under/overwatering in areas. It is unknown exactly what happened to the controllers, but the controllers are being replaced. Sensors are on the top of the buildings where the controllers are located, and allow the controllers to detect moisture/humidity in the air. If a certain level is detected, the cycle is skipped.

As reported at the April meeting, the sudden browning/dying off of the grass is believed to be the rye grass dying back because we are not free to water as in the past, coupled with possible issues caused by missing controllers. The Bermuda grass is now coming in and Conserve has reported that in 3-4 weeks it should be back to green. We’re hopeful that we can keep the grass green, while continuing the water conservation.

## **Water Usage Report**

We've been tracking water usage compared to 2015 since the restrictions began. Most months were not impressive and many had gone over the previous year. However, for March 2016 water usage was 18% lower than the previous year. We hope the trend continues!

## **Maintenance Issues/Report**

Spot roof repairs have been made and will continue to be made on a case-by-case basis. Overall, the roofs are in pretty good shape and our maintenance guy Larry is constantly inspecting and making spot repairs as needed. One of the tile roofs will be getting repaired in the next month or so.

Earlier in the year, Larry cleared all the roof tops of debris and cleared all drains, in anticipation of the predicted rain storms. Traps have been installed on all the roof drains to prevent the clogs that were previously experienced.

## **Routine Maintenance Reminder**

**Clogged dryer vents.** According to the Consumer Product Safety Commission (CPSC) there are tens of thousands of dryer fires leading to many injuries or death due to lint clogged vents and exhaust hoses. It is recommended that you clean the hose and additional components at least once a year and inspect at least every six months. On the internet, search: "how to clean a dryer vent" for how to videos and step-by-step instructions. There are also many companies that will come out and do the cleaning for you and those can also be found with a simple search.

**Condensation Lines.** These lines also require routine maintenance to remove sand, silt, snails and other debris that can cause the line to back up and create water damage inside your unit. Due to their close proximity to the ground and the "dampness" created by the lines draining, they are an attractive spot for snails and can quickly cause a problem. How to videos can be found on this topic and any AC company can come out and perform maintenance which includes clearing the condensation lines.

## **Water Leaks**

If you see a water leak or broken pipe after hours, please call the emergency 24 hour number to report it. A major leak was recently discovered, but had gone unreported.

## **New Community Manager Starting June 1, 2016**

Beginning June 1, our new management company will be Desert Resort Management. Our Manager is Doris Urbina and you will be seeing her make the rounds in the coming weeks. Please note the following information (also on [esprithoa.org](http://esprithoa.org)):

### Community Association Manager

Doris Urbina

(760) 346-1161 Xt138

Desert Resort Management

[Durbina@Drmineternet.Com](mailto:Durbina@Drmineternet.Com)

Desert Resort Management

Physical Address: 42-635 Melanie Place, Suite 103, Palm Desert, Ca 92211

Telephone: (760) 346-1161, Fax: (760) 346-9918

Website: [www.Drmineternet.Com](http://www.Drmineternet.Com)

### After Hour Emergency Contact

Desert Resort Management

760-346-1161

[www.Drmineternet.Com](http://www.Drmineternet.Com)

### S.T.O.P Program

Palm Springs Police Non-Emergency

760-327-1441

### Emergency

For All Emergencies Please Dial 911

Stay Tuned for Meet and Greet Community Events!