

The Orchard Estates Home Owner's Association Bulletin - December 1, 2011

Ballot for changes to the CC&Rs

Unfortunately, due to a management/communication error, the initial ballot had both issues on one ballot and led to much confusion. You should all have received your revised ballots with the two issues separated.

PLEASE SEND THOSE BALLOTS IN NOW! Ballot count will be on DECEMBER 7th.

Vote counting will take place at the beginning of the next board meeting, which will be on Wednesday, December 7th, 2011 at 6PM. If you have not received your ballot, please immediately contact Avail at (760) 771-9546.

The two issues are:

- Permitting homeowners to park in their own driveways
- Homeowners may not rent or lease their property for less than 30 consecutive days.

PLEASE NOTE:

This change to the CC&Rs (no less than 30 day rental clause) is already in our Rules and Regulations and is an enforceable part of the governing documents. This change is being made at the advice of legal counsel, to further clarify and highlight this rule, since some homeowners are ignoring our Rules and Regulations.

PLEASE BE SURE TO SIGN THE OUTSIDE ENVELOPE. One ballot received by Avail cannot be counted because the outside envelope is missing an address and signature - if this is yours, you may request another ballot from Avail and resubmit. Thank you.

Solved: The case of the missing storm chamber

As you know, we have mostly sunny days here at The Orchard - however, we do have the occasional downpour and when the heavy rains come, we must be prepared. We recently had the drains at the two retention basins cleaned out in preparation for the winter rains. I met with Curtis of Martin Sweeping during this procedure to get some idea of the nature of the drains installed and exactly what had to be done on a regular basis. In the central retention basin there are 4 Maxwells and a desilting chamber. These are cleaned out annually - or more often, as needed - and we will be sure to have them checked quarterly. What surprised us was that there was only one drain within the South East retention basin. Curtis reported that there was an 8" pipe leading from this drain, but no sign of another drain or where the pipe led to.

I went down to the city to find the blue prints for the drainage system, and this showed that the 8" drain pipe leads to a storm chamber. We had the landscaper do a total clean up of the SE retention basin - which was due and will now be done on a fixed schedule. Still no sign of the storm chamber!

Using a camera which was threaded through the pipe, Curtis finally found the storm chamber - completely clogged and deep underground. We have to thank Curtis for being so tenacious and doing the sleuthing for us.

We have determined that this storm chamber, if cleaned out, would clog again, due to the sandy soil and the design of the storm chamber itself. So, the storm chamber will be filled back in and left as is, and we will install an improved storm drain with concrete surrounds and a grate on top. This drain will be more easily serviced and will assure that the S.E. retention basin does its job and protects us all from a flooding situation. The board currently has bids out for the additional, improved drain.

Sandy Rifman, President.

Landscaping changes - update

Because the Cyprus Trees and boxwood plants at our front entrance have deteriorated in the last few months, we have requested bids on some alterations that will be more efficient in terms of water use, while keeping an attractive entrance and preserving the unique charm of our community. These efforts have taken time, but we hope to make a decision on contractors shortly, so that our front entrance will regain its original charm. We also have bids out to add grass and make other changes to the central retention basin. We are evaluating the cost and the insurance ramifications of this upgrade to our community. We will keep you posted.

Des Charat, Director and Architectural Committee Chair

Neighborhood Watch

Lists of approved contact information will soon go out to the appropriate street captains. We are asking our street captains to hold street meetings so that residents of each street can be in contact with their neighbors. Please get involved and make this a safer community for all. If you haven't yet sent in your information for the Neighborhood Watch, the form is attached. Please print it out, fill it in, and then email or mail in your form to Avail.

John Hinojosa: Secretary and Neighborhood Watch Chair

Garage Sale

Several homeowners have expressed an interest in a community garage sale. In order for this event to take place, we need to form a garage sale sub-committee which will be under the Events committee. If you are interested in serving on this committee, please E-mail me at drjimdeboer@gmail.com or you can send a message to me via Avail at (760) 771-9546. Following are my recommended dates for our biannual garage sale events, with one to be held in the fall and one in the spring: **Spring Garage Sale Weekend: Sat. April 28th 2012. Fall Garage Sale Weekend: Sat. Oct 14th 2012.**

Jim DeBoer, Vice President.

Polo Area Alliance

On Monday, November 14, 2011, Jim deBoer and Sandy Rifman attended a meeting of the Polo Area Alliance. Representatives of several neighboring communities were present. The communities which make up the Polo Area Alliance represent 2,054 families. The representatives heard from Benjamin Guitron, who is the Administrative Officer of the Indio Police Department, and Glenn Miller, who is Mayor Pro Tem of the City of Indio - and a resident of The Orchard.

The main concern, of course, is the impact of local traffic due to the festivals and other city events. We learned that there are no current plans to widen or alter 49th avenue, contradictory to the rumors we had heard previously. In fact, the traffic, like last year, will be routed via Madison Street. The Coachella festival will be on Friday, April 13th, 2012 and Friday, April 20th, 2012. The Stagecoach Festival will be on Friday, April 27th, 2012. There will be information before these festivals on which streets will be blocked off, etc. (Blocked off streets will not be a problem for The Orchard residents). Information on city preparations can be found in The Desert Sun, and on the website at www.indio.org.

Sandy Rifman, President. Jim DeBoer, Vice President.

Your Community Management Company

Avail Property Management, 51350 Desert Club Drive, #4, La Quinta, CA 92253
Phone: (760) 771-9546, Fax: (760) 771-1655, email address: service@availhoa.com ,
Website: www.availhoa.com . Office hours: 9am to 5pm.

Your Board of Directors

- Sandra Rifman: President
- Jim deBoer: Vice President & Welcome/Events Committee Chair
- Milt Jones: Treasurer & Finance Committee Chair, gate camera liaison.
- John Hinojosa: Secretary, Neighborhood Watch Chair, gate repair liaison.
- Desera Charat: Director & Architectural Committee Chair.

Next Board Meeting:

When: Wednesday, December 7th, 2011 at 6PM.
Where: Clubhouse, Palm Royale Country Club,
78259 Indigo Dr., La Quinta, CA, 92253

Neighborhood Watch Form

The Orchard has a Neighborhood Watch program and we would like you and your family to join us in our endeavors to make The Orchard a safer place to live. Please take a few minutes to answer the following questions below. This information will be helpful for us to relay to police and/or firefighters in case there is an emergency. The information you provide will remain confidential and only available to Street Captains and the Orchard Board of Directors.

Name(s): _____

Street Address: _____

Home Phone: _____

How many people reside in this house? _____

Name: _____ Name: _____

Cell Phone : _____ Cell Phone : _____

Work Phone: _____ Work Phone: _____

E-mail: _____ E-mail: _____

Do you have pets? _____ If yes - number and type of dogs? _____ Cats? _____

What make, model and color of vehicles do you drive? _____

Are you here: Full-time: _____ or Part-time: _____

If part-time, what months are you typically gone? _____

Emergency phone number when away from this area: _____

May we contact you if we have any questions or concerns while you are away? Yes: _____ No: _____

Emergency contact name and phone # if we cannot reach you: _____

Additional information or Comments: _____

Date Submitted: _____

Please return this form to:
Avail Property Management

51350 Desert Club Drive, #4, La Quinta, CA 92253

Phone: 760-771-9546, Fax: 760-771-1655

E-mail: service@availhoa.com