

INDIAN RIDGE COMMUNITY QUARTERLY

The official newsletter of the Indian Ridge Homeowners Associations



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Get to know our Maintenance Heroes!!



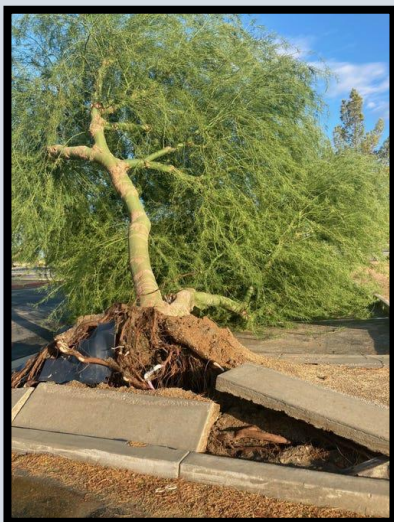
Personal interviews of Jose and Leo inside...

MESSAGE FROM THE GENERAL MANAGER

In late August and early September this year, the Coachella Valley was hit with severe tropical storms. These storms caused widespread flooding and devastating property damage throughout the valley.



While many of our neighboring communities lost hundreds of trees, flagpoles, roofs, walking bridges, streets, signage, etc. Indian Ridge sustained relatively minor damage. Winds measuring between 50-60 mph covered our streets and pools areas with sand, silt, and leaves. In the PUD, there was a loss of 3 trees with no property damage and in the HOA, there was a loss of 10 trees, loss of a few roof tiles, and approximately 25 roof leaks. I believe that the ongoing maintenance and continual care for our property reduced the potential damage.



We can celebrate our beautiful community and be grateful that we avoided disaster!

Jeri Mupo, General Manager

MESSAGE FROM THE PUD BOARD PRESIDENT

Dear Indian Ridge PUD Members,

October traditionally marks the launch of the winter season as all our 'snowbirds' start returning from their northern homes where they will be joining the increasing number of Indian Ridge homeowners who are 'living the life' year-round. Your PUD Board of Directors extends a warm welcome to all our seasonal and permanent residents. It's with great pleasure that, as your PUD Board President, I can provide you with an update on the developments and achievements within our community since our last newsletter.

Financial Strength and Stability

First and foremost, I am pleased to report that our financial health remains robust. Our fiscal prudence continues to pay dividends as we stay well within our operations budget and maintain reserves that have soared past the impressive 70% mark. This places us far above the average for homeowners' associations in California, ensuring we can address future needs and maintain the excellence we all appreciate. This financial stability is a testament to the hard work of our dedicated office staff, to whom we owe much of our success.

Landscaping Challenges

Our ambitious multi-year project to rejuvenate our common area landscaping was nearing completion when we were hit with the watering restrictions in the spring caused by the historical drought. Our focus has now shifted to replacing non-compliant grass where irrigation is prohibited. Street-side pool area grass conversions have commenced, soon to be followed by grass conversions along our perimeter walls. Thanks to the cooperation of the golf club, we hope to soon be able to irrigate the medians on Indian Ridge Drive with their non-potable water sources. We expect the landscaping upgrades will be completed within the next two years. Simultaneously, we are diligently working on re-plastering and repairing these community pool complexes as needed to ensure their longevity. We are hopeful that you will be pleased with the results so far when you return to enjoy these amenities.

Enhanced Security Measures

Over the past year, we have made substantial improvements in our security infrastructure. As outlined in our last newsletter, we have installed 35 new high-definition cameras at all four of our entry gates and added a second patrol car to monitor our neighborhood. These enhancements underscore our commitment to ensuring a safe and secure environment for all residents and guests within our community.

Vibrant Community Growth

Remarkably, over the past year, 8% of our homes have changed hands, ushering in a wave of new and younger homeowners who are invigorating the dynamics of Indian Ridge in exciting ways. Meanwhile, our long-term residents are continuing their journey of rejuvenating their Indian Ridge homes with numerous exterior upgrades, including fresh paint, solar installations, casitas, and patio/pool projects. These enhancements will be unmistakable to our seasonal residents as they return this fall.

Engagement Opportunities

As we welcome new faces and ideas into our community, I encourage all homeowners to get involved and stay informed. Our PUD Board meetings are open to all homeowners. The next scheduled monthly meeting is on Tuesday November 7th at 9:00 a.m., and you can conveniently attend it electronically via Zoom. For those interested in deeper involvement, consider nominating yourself for an open Board of Directors seat in 2024 or volunteering for one of our committees, including Emergency Preparedness, Finance, Architectural, Landscape, Security & Safety, or Community Planning. I hope you'll take advantage of these opportunities to engage with your fellow residents.

I eagerly anticipate seeing familiar and new faces 'Around the Ridge' in the coming weeks and months, as we collectively contribute to the growth and prosperity of our remarkable Indian Ridge community.

Warm regards,
Doug Lindal/PUD President

MESSAGE FROM THE HOA BOARD PRESIDENT

Greetings once again from the President's Patio!

Looking at the sunrise against the mountains on this first morning of our 8th Fall since moving to Indian Ridge, the signs of another new Season are everywhere. There is a slight chill in the air signaling our first break from the Summer's heat. I just saw my first car transporter indicating the return of our "Snowbird" residents. And the Club has announced that golf course overseeding is about to begin. Of course, while many have been away, your HOA Board and Staff have been busy over the Summer preparing for the Season and working on implementing several neighborhood improvements, including street refurbishment and a change in our approach to earthquake insurance.

Regarding earthquake insurance, as many of you already are aware, we chose not to renew our old policy of insuring (or should I say "underinsuring") our dwelling structures. Unlike in the PUD, where each homeowner is responsible for rebuilding their individual residence, in the HOA such rebuilding is the responsibility of the HOA. This means that the real risk we in the HOA face is the cost of any assessment to cover the cost of repairs and rebuilding even if our own home may not suffer any damage. Over 12% of our homeowners already have opted to purchase this insurance. This change also will result in modest savings for HOA homeowners, which savings are being factored into our 2024 budget now being prepared. For more information, feel free to contact the HOA Office.

This change also apparently again has raised in the minds of some the understandable question of why the HOA is different from the PUD and why can't we just "merge" the two associations. Indian Ridge was not designed this way but instead we inherited a decision made by the developer years ago. Past investigations have revealed, however, that conflicting legal structures, differing contractual obligations and significant costs make any such merger effort infeasible. If you are interested in more information on this question, please feel free to contact me. As we have done for the past several years, however, your HOA and PUD presidents will continue to meet periodically to explore how the two associations can continue to cooperate and support one another as much as possible despite our differing legal structures.

Another accomplishment over the Summer was the adoption of revised architectural and landscaping guidelines, thanks to the hard work of the Architectural and Landscaping Committees, permitting limited use of "front yard" artificial turf consistent with the overall landscaping plan for HOA common areas.

Finally, in the coming year, your Board will continue its focus on doing all we can to continue to make our HOA and our entire Indian Ridge community first and foremost a welcoming and wonderful neighborhood for all our residents.

As usual, I welcome hearing your suggestions, input and concerns at any time by phone at 805-701-7731 or by email at jmark4law@gmail.com or simply by dropping by the President's Patio almost any morning even just to say hello.

Joel Mark
HOA President



SHARE YOUR PHOTOS



We are always in search of new items to add to the quarterly newsletter, especially when it displays the beauty of the Indian Ridge Community.

If you are out taking a morning walk, evening stroll, enjoying the amazing views on your patio, or just driving through the property and come across a great photo opportunity that you would like to share with your neighbors, please send them to gm@irhoa.com.

We will publish your favorite photos in the next issue of the newsletter for everyone to enjoy.

Thank you for sharing these beautiful photos!



(Photo credit: AJ Frank)

HOA BOARD OF DIRECTORS

JOEL MARK, President
 DAN NEWELL, Vice President
 GEORGE BERS, Chief Financial Officer
 STEVE HEIFERMAN, Secretary
 JIM LOEB, Director
 KIRK ROMERO, Director
 SHARON SEVERSON, Director

**THIS QUARTER'S
 HOA BOARD MEETINGS**

OCTOBER 25th at 1:00 p.m.
 NOVEMBER-No HOA Meeting
 DECEMBER 13th at 1:00 p.m.



PUD BOARD OF DIRECTORS

DOUG LINDAL, President
 JIM STUBBS, Vice President
 JACK KANE, Chief Financial Officer
 JAN MCDONALD, Secretary
 RON EICKELMAN, Director
 CATHERINE KRUEGER, Director
 MICHAEL SACKS, Director

**THIS QUARTER'S
 PUD BOARD MEETINGS**

OCTOBER 3rd at 9:00 a.m.
 NOVEMBER 7th at 9:00 a.m.
 DECEMBER 5th at 9:00 a.m.

***HOMEOWNERS ARE INVITED TO
 ATTEND THE MEETINGS VIA ZOOM**



NEW HOMEOWNERS TO THE COMMUNITY

PUD

450 Bright Rock Drive
 760 Dove Run Circle
 470 Gold Canyon Drive
 700 Hawk Hill Trail
 740 Hawk Hill Trail
 870 Hawk Hill Trail
 655 Mesa Grande Drive
 888 Mission Creek Drive
 670 Snow Creek Canyon
 270 Tomahawk Drive
 328 Tomahawk Drive
 371 Tomahawk Drive
 483 Tomahawk Drive
 515 Tomahawk Drive

HOA

661 Box Canyon Trail
 739 Box Canyon Trail
 757 Box Canyon Trail
 775 Box Canyon Trail
 811 Box Canyon Trail
 791 Deer Haven Circle
 860 Deer Haven Circle
 871 Deer Haven Circle
 911 Deer Haven Circle
 273 Desert Holly Drive
 401 Desert Holly Drive
 443 Desert Holly Drive
 508 Desert Holly Drive
 538 Desert Holly Drive
 550 Desert Holly Drive
 291 Indian Ridge Drive
 665 Red Arrow Trail
 726 Red Arrow Trail
 761 Red Arrow Trail
 156 White Horse Trail

COMMITTEE MEETING DATES

PUD

Architectural

October 10th at 2:30 PM
 November 14th at 2:30 PM
 December 12th at 2:30 PM

Finance

October 19th at 10:00 AM
 November 16th at 10:00 AM
 December 21st at 10:00 AM

Landscape

October 10th at 1:00 PM
 November 14th at 1:00 PM
 December 12th at 1:00 PM

HOA

October 17th at 8:00 AM
 November 21st at 9:00 AM
 December 19th at 9:00 AM

October 19th at 8:00 AM
 November 16th at 3:00 PM
 December 21st at 3:00 PM

October 4th at 8:15 AM
 November 1st at 8:15 AM
 December 6th at 8:15 AM

JOINT COMMITTEES

EPC

October 18th at 1:00 PM
 November-date TBD at 1:00 PM
 December 19th at 1:00 PM

Security and Safety

October 5th at 2:00 PM
 November 2nd at 2:00 PM
 December 7th at 2:00 PM

*Meeting dates are subject to change. If you are interested in joining a meeting, please contact the Indian Ridge administration office at 760-772-7234 to confirm dates and obtain the zoom log in information.

Just Ask Homie

If you have a question you would like to see in the newsletter, please submit to gm@irhoa.com for consideration.

Dear Homie:

I love critters of all kinds and am looking for opportunities to interact with the fauna in Indian Ridge. What suggestions do you have for how I can show my love to our resident wildlife in a safe and sane manner?

Sincerely,

Wild Thing Wanda

Dear Wild Thing Wanda:

Your love of all things furry and feathered is wonderful. In fact, I suspect your Facebook page includes at least one photo of you hugging a Bison in Yellowstone and one of you hand feeding a shark off Key Biscayne. If someone challenged the wisdom of such activities, I suspect you'd reply..." But it was a once in a lifetime experience!" And I would agree. Interactions with wildlife can be life altering, but, sadly, not always in a good way. To ensure that you live safely and harmoniously with the wild creatures in Indian Ridge, I offer the following advice:

Wild Birds:

Wild birds appreciate a seedy snack, but please do not feed them no matter how cute they are. Migratory species need to fly to their seasonal home just as many of you fly to yours. You do not want Daffy Duck forgoing his annual migration and staying in the desert thinking you will feed him year-round, when in fact you have plans to fly the coop the minute the thermometer hits 100. Daffy would be left hot, hungry, and all alone. Plus, feeding the birds attracts rats and other vermin which can carry diseases and can create a poopy mess on the patio and pool or your home and the home of your neighbors. If you must feed the birds, the Indian Ridge CCRs allow up to 2 hummingbird feeders per home. Feeding wild birds, other than hummingbirds, is against California law and the Indian Ridge CCRs.

Community (feral) Cats:

I'm sure you've seen an occasional feral cat in the neighborhood. They are likely the offspring of abandoned domesticated cats who found their way to Indian Ridge. I mean, who doesn't want to live in a country club! It is natural for an animal lover like yourself to want to help the cats. Unfortunately, most of these cute kitties have had little or no contact with humans and are fearful of people, could be dangerous if approached, and are not suitable for adoption. Many have not been vaccinated and may carry diseases. Removing feral cats from a neighborhood by trapping and killing them is not only cruel but it is illegal. The best thing you can do to help manage and reduce the homeless cat population in Indian Ridge is to contact the Palm Spring Animal Shelter (760-784-0548 and ask to speak with Samantha Rhodes. Samantha coordinates the Trap-Neuter-Return (TNR) program for eastside cities in the Coachella Valley. Samantha can help you borrow a trap and reserve a spot in a free spay and neuter clinic (a \$40 donation is appreciated but not required). During their brief stay at the clinic, the cat would also be treated for other ailments and ticks and fleas, and vaccinated. Because feral cats over about 2 months of age typically cannot overcome their wild ways, they are generally not adoptable. Keeping them at the shelter is not an option. Instead, you would drive the treated cat back to the location at which he trapped and release him there. Cats are territorial and if released in a different location will either be attacked by local feral cats, try to find their way home, and/or starve.

(Just Ask Homie, continued)

To many animal lovers, TNR may not seem like a great option . However, it is considered a humane and effective way to end reproduction and stabilize and reduce feral cat populations. Please do not feed the community cats. They are wild and can catch their own dinner. Feeding community cats is against the Indian Ridge CCRs.

Wiley Coyotes:

Coyotes live in and den in the common areas and golf courses in Indian Ridge and are a frequent concern of homeowners. The concerns are justified. Coyotes are skilled predators, and they possess the speed, strength, and endurance to tackle large prey. While most coyotes are harmless and will try to avoid you because they are more afraid of you than you are of them, some bad apples have acted aggressively to homeowners. Some have kidnapped pets. While kidnapping and eating a beloved pet is not acceptable country club behavior, it is important to remember that the coyotes are just doing what comes naturally and just trying to survive. The HOA and PUD Boards have funded attempts to trap and remove coyotes in the recent past, but these efforts were not successful. Coyotes come by the name "Wiley" for a reason. The best things you can do to live compatibly with our resident coyotes are to keep cats inside and dogs on leash and closely supervised, remove any outdoor pet food, pick up fruit as soon as it falls to the ground, eliminate sources of fresh water, and secure garbage cans so they cannot be easily tipped over. If you encounter a coyote up close and personal, make him feel uncomfortable by acting aggressively and yelling, and/or spraying a hose, or throwing rocks at him. Make yourself appear larger than you are (you can revert to your usually skinny self as soon as the coyote runs away). Stand your ground and do not turn your back or run. If you have a small pet or a small child with you pick them up. If a coyote greets you or follows you in a truly aggressive manner contact Indian Ridge security (760-772-7240) or Riverside County Animal Control (760-921-7857), which services the City of Palm Desert. Security can arrange to have an email sent notifying other residents to be on the lookout and avoid the area. In extreme cases, Riverside County Animal Control can get involved.

Definitely call Animal Control if you see dangerous coyote activity such as:

- Coyote carrying box marked "ACME"
- Coyote detonating explosives/TNT
- Coyote in possession of giant magnet
- Coyote holding sign saying "detour"
- Coyote in possession of a catapult
- Coyote dropping anvil from a hot air balloon

I hope this information helps,
Yours, in a shared love of animals,
Your Homie



NEW HOMEOWNER'S PORTAL AND LINK

At Albert Management, we are focused on helping your community thrive. That's why we've upgraded our technology to the industry's leading software solution to better meet the needs of our homeowners. Now, whether from the palm of your hand using our app or on your desktop computer using our portal, you will be able to easily stay connected and manage all of your association needs at any time, from anywhere.

Here are just some of the ways that this upgrade will improve your day-to-day HOA experience:

- View your HOA account using one login for access;
- Link to Property Pay to pay your assessment with eCheck, credit card and more;
- Access community information, including board meeting minutes, financial statements, governing documents, owner directories, event calendars, etc.;
- Submit and check on status of maintenance requests for HOA responsible items;
- Manage your personal contact information and mailing address preferences;
- And much more!

We are thrilled to provide this tool to homeowners in our quest to continuously enhance your community experience. To register for the web portal, go to: <https://ami.cincwebaxis.com/register>. To download the Albert Management app, visit your app store and search for 'Albert Management.'

To learn how to register, watch this short video: <https://www.youtube.com/watch?v=gyveFNCiGNA>.

If you have any further questions, contact your management team at indianridge@albertmgt.com by email, or call (760)772-7234.



SIRIT TAG PROTOCOL

Homeowners: Sirit Tags need to be renewed every three (3) years. The 5-digit number on your headlight's Sirit tag identifies you and your vehicle model and make in the Administration Office's records. To renew your Tag, please bring your current vehicle registration and proof of insurance to the Administration Office (or email the information). The first two Sirit Tags for homeowners are free and each one thereafter is \$20.00.

Vendors: All vendors who are on site more than three (3) times per month ("regular vendors") are required to: register their vehicle with a current registration and insurance, purchase a Sirit Tag for \$25.00 and renew it annually.

Family Members and Club-only Members: All members who are on site more than three (3) times per month are required to register their vehicle with a current registration and insurance, purchase a Sirit Tag for \$20.00 and renew it annually.

If you no longer drive a vehicle that has been registered with the HOA, please inform the Administration Office so that the corresponding Sirit Tag may be disabled, by calling Customer Service at (760) 772-7234 Ext. 223 or emailing: customerservice@irhoa.com.

The Management Office does not accept cash, so please make sure to bring a credit/debit card, check or money order.

SIMPLE WAYS TO PREVENT A FLOOD

REPLACE PLASTIC WATER SUPPLY NUTS

It's reported 80% of all water damage claims are caused by a cracked plastic nut on the water supply line which goes from the base of the toilet into the bathroom wall. Replacing all plastic water supply nuts with metal nuts is a simple way to reduce the possibility of a flood. Additionally, don't forget to shut off the main water valve in your garage if you are going away for any extended amount of time in order to avoid water damage from slab leaks or water pipe bursts.



ROVER'S RIDGE DOG PARK COMMITTEE

Calling all precious pups! If you plan to use the Rover's Ridge dog park in Indian Ridge for the remainder of 2023 or in 2024, please be aware of the following:

Indian Ridge residents and people leasing homes in Indian Ridge who wish to use the dog park must register their dog(s) and become a Rover's Ridge member prior to entering the gates of the park. No exceptions. You can get a registration form at the front desk of the HOA office and will need to submit the form with **proof of up-to-date rabies, distemper and bordetella vaccination** and payment of the registration fee for each dog you want to register. You will be given a Rover's Ridge dog tag upon registration, which your pup must wear, or you must carry with you when in the dog park. You may be asked while at the park to show your tag. You must renew your membership each calendar year. **Registration for 2024 opens November 1, 2023.**

Out of area guest dogs visiting a resident are eligible to use the dog park but only if the guest dog has been registered at the HOA office before accessing the park. No exceptions. At the time of registration, a guest tag will be issued, and the guest dog must wear their Rover's Ridge tag, or the tag must be carried by the owner when in the park. The process for registering a guest dog is the same as for a resident dog, although the cost of a guest pass is significantly less than a resident pass if the sponsoring resident already has a membership for his or her own dog. Homeowners are responsible for notifying guests of the registration requirements and the rules of the dog park (which are listed on the member application).

Rules are made to be followed. Dog park access is a privilege, not a right. Dog owners are expected to supervise and manage their dog when in the park. If your pup is very shy or acts aggressively maybe Rover's Ridge isn't the place for him. Because dogs can be possessive, leave toys and treats at home. Pick up your pup's poop and only take one replacement poop bag at a time. Don't let your pup dig in the grass and fill holes if they occur (broken ankles are possible, fill material is available). Don't let your pup play enthusiastically around or on the benches (fragile human skin can get injured). Sorry, but no female dogs in heat can join the party. All members are expected to act civilly and respectfully if conflicts arise.

(Rover's Ridge Dog Park continued)

If you have concerns seek out a member of the Dog Park Committee. The Dog Park Committee is comprised of resident volunteer dog park members who are appointed by the Boards. The Dog Park Committee reserves the right to suspend or revoke the membership of individuals violating the rules, acting inappropriately, or who have dogs that temperamentally are unsuited for the park.

The dog park is self-managed and self-funded. The HOA office supports Rover's Ridge by processing dog registration paperwork. The HOA and PUD Boards pay liability insurance and negotiate the property lease with the Coachella Valley Water District, on whose land the dog park sits. All other day-to-day management (maintenance and improvements, setting policy and rules, dispute resolution) ,and expenses (landscaping, irrigation, fencing, gravel, other improvements, and supplies) are the responsibility of the Dog Park Committee. Your new Dog Park Committee volunteers are Catherine Krueger, Marti Roos, Deanne Torell, Leslie Nathan, Anita Read, Lori Metivier, Linda Friedman Dean Wright and Gregory Teles. Feel free to talk to us in person if you have a suggestion. If you have a concern, please submit it in writing to Kruegercath@gmail.com .

SECURITY AND SAFETY COMMITTEE

As the new season approaches it is imperative that ALL Indian Ridge residents, family members, guests and vendors all adhere to the IR traffic rules. The posted speed limit for the community is 20 MPH regardless of conditions. IR security patrols are taking note of those who exceed the speed limit and violation notices are being issued for those who violate the posted speed limit. Both HOA and PUD boards are committed to the safe operations of vehicles and golf carts on IR grounds. Habitual offenders are being fined for continued violations.

Reminder to all IR residents who own and operate golf carts on IR property. The driver of the cart MUST be a licensed driver and at least 16 years old. Passengers must be seated in the cart's passenger compartment (not standing on the cart). All rules of the road apply to golf cart operations including speed and stop signs.

Vehicles hitting the gates continues to be a too frequent and costly event. PLEASE ensure that you come to a complete stop and wait for the gates to open before exiting or entering. It is also the resident's responsibility to ensure that their guests and vendors do the same. It can cost as much as \$2500 for repair cost, and this cost is passed on to those responsible for damaging the gates.

IR Security officers have stepped up their patrol duties and also their issuance of violation notices for various rules violations. Those officers on patrol wear "body cam's" that record any interaction with the people they contact. If there is a complaint, the audio and video can be reviewed.

Your HOA, PUD Boards and Safety and Security committee are extremely committed to a safe and secure community, but it takes ALL of US to ensure this happens. So as the new season approaches, please make sure you follow all traffic rules while on IR property.

The Security and Safety committee needs more members. To apply, please contact the HOA office for an application.

Ken Raya/Safety & Security Chairperson

EMERGENCY PREPAREDNESS COMMITTEE

When it Rains it Pours (and Floods)!

Although the Coachella Valley is more famous for its dry conditions than its wet ones, the recent tropical storm that hit the area has proven that heavy rains can pose a significant risk to residents in the area. Even if you live on an elevated lot in Indian Ridge, in a home that is unlikely to flood, something as simple as a blocked drain on your patio or driveway can be sufficient to cause water to rise enough to enter your home or garage. If you choose to drive during periods of excessive rain, you are at risk for being caught in a flood. It is important to know what to do to minimize your risks. The following is excerpted from the free Indian Ridge Emergency Preparedness Manual available at the HOA Office.

Take Protective Measures

- **Familiarize yourself with the terms commonly used by government agencies and the media when providing community flood warnings.** Understanding what these terms mean will give you guidance in determining what action to take.

Flood Watch: Flooding is possible. These floods, which typically develop slowly over a period of days, can be caused by moderate but consistent rain.

Flash Flood Watch: Flash flooding is possible. These floods are typically caused by excessive rain over a short period of time.

Flood Warning: Flooding is occurring or will occur soon, if advised to evacuate do so immediately

Flash Flood Warning: A flash flood is occurring, seek higher ground immediately.

- **Listen to the radio or watch the news** to monitor for reports of potential flood hazards in your area. Heed warnings!
- **Have the external drains on your patios, courtyards, and side yards checked** every few years to make sure they are draining properly. Everyday blown sand and dust can partially or fully clog these drains overtime. A clogged drain will not allow water to recede adequately during a heavy rain event and water will build up, potentially cresting above the threshold or sills of your doors and entering your home or garage. Most landscapers have the capability to check/flush external drains. Doing so involves inserting a high-pressure hose into the drain to blow out the sand. Your gardener will charge you extra for this service, but it is well worth it.
- **Protect your home by purchasing water barriers** to be placed in front of vulnerable house doors and garage/cart doors. Options include traditional sandbags (purchase empty, self-fill), “sandless sandbags or quick dams” (self-inflating flexible cloth tubes filled with water absorbing beads that activate when exposed to rain and plump quickly to create a barrier) or “hydra-barriers” (flexible plastic tubes that can be inflated with a hose). Quick dams and hydra-barriers can be ordered on-line from a variety of sources including Amazon and Home Depot. They are easy to store.

(Emergency Preparedness Committee, continued)

They typically come in 5, 11 and 17ft lengths, expand to 3-4 inches high when full, and can be reused and re-stored if allowed to dry/dehydrate.

During a Flood Event

- **Listen to the radio or television** for information about flood hazards and to know if the community water supply is safe to drink.
- **Place water barriers** in front of your home doors and garage/cart doors.
- **Move to higher ground immediately** if flash flooding is likely. Do not wait for instructions to move.
- **Avoid steams, drainage channels, canyons** and other areas known to flood suddenly.
- **Do not attempt to cross swiftly flowing water** of unknown depth by foot or by automobile. Six inches of water will reach the undercarriage of most cars causing loss of control and possible stalling. A foot of water will float many vehicles, and two feet of rushing water can carry vehicles away, including SUVs and pick-up trucks. A car that has been caught in a flood will be damaged and very difficult to sale.
- **Stay away from downed powerlines** and report them to the power company.
- **Be aware of areas where floodwaters have receded as roads may have weakened** and could collapse under the weight of a car.
- **Clean and disinfect everything that got wet from the flood waters** with a combination of water and bleach if a compromise of the sewer system may have occurred or pond water has flooded your property. Mud left from floodwater can contain both sewage and chemicals.



Photo of Palm Desert road during Hurricane Hillary.
Photo Credit: NBC Palm Springs

POOL ROTATION SCHEDULE

The HOA and PUD Board of Directors has worked diligently to control operating costs wherever possible. During the winter months, the cost to heat EACH pool and spa can be as much as \$1,250 **per month**.

Our utility costs (natural gas, electricity, and water) to heat and circulate water for all of the pools and spas have risen dramatically in the past two years. As a cost containment measure, the HOA Board of Directors has voted to implement a pool/spa rotation schedule that would not heat between 5-6 pool areas each year. The PUD Board of Directors has voted to implement a pool rotation schedule, where the spas can still be used at those locations using the spa heat timers located on the side of the pool equipment room walls. The pool areas will remain open for those that wish to swim in cooler water.

Effective October 1, 2023 the following schedule identifies the pools/spas that will not be heated during the seasonal year. The seasonal year is October through September. Homeowners may not request these pools and spas to be heated for holidays, guest, or family visits.

HOA:

Oct. 2023 – Sept. 2024: Pool/Spa 2, 6, 10, 14, and 18

Oct. 2024 – Sept. 2025: Pool/Spa 3, 7, 11, 15, and 19

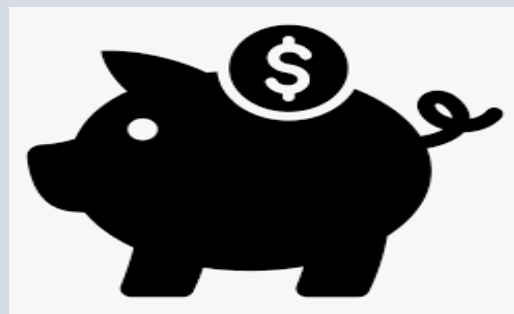
Oct. 2025 – Sept. 2026: Pool/Spa 4, 8, 12, 16, and 20

PUD:

Oct. 2023 – Sept. 2024: Pool 22, 25, 28, 31, 34, and 37

Oct. 2024 – Sept. 2025: Pool 24, 27, 30, 33, and 36

Note: All Spas in the PUD are open and controlled with a Spa Heat Timer



Homeowners may request all other pools and spas to be heated. Please contact the management office at (760) 772-7234 extension 224 or email melissa@irhoa.com.

We thank you for your participation in helping keep the association expenses down.

****WALKERS, BE SAFE****

ATTENTION ALL WALKERS: A friendly reminder to **walk on the left side of the road facing traffic**. No matter what time of day you walk, facing traffic is the safest. So many times, people walk on the other side and run into people (not literally) coming the opposite way. Thank you!!



PUD ARCHITECTURAL UPDATES

Dear Indian Ridge PUD Homeowners,

As the fall season approaches, we are delighted to welcome everyone back!

After a summer hiatus with record-breaking high temperatures, wind, rainstorms and even a haboob, you may be returning to some unexpected, needed repairs around your homes in addition to the usual fall duties. Please take the time to look around your properties for any damage that need to be attended to, cleaned up and or replaced.

We have also been experiencing an over abundant amount of dust in the air. The flooding from the storm left a layer of loose sand that has been blowing around leaving our streets, homes and pool areas covered with layers of sand. The PUD is tackling the problem by doing extra street cleaning, but the sand and dust persists. Year-round residents are experiencing this now and our snowbirds are coming back to see our cars and streets covered in dust. The sand is easily picked up by the winds and we are frequently left with a fresh layer of dust. Consider having your windows washed and your home and patio power-washed this fall.

As we are kicking off the new season, this is a gentle reminder that homeowners should review their landscape maintenance responsibilities. Please keep in mind the following General Appearance rule:

General appearance rules are: All property owners are responsible for maintenance of structures, landscaping, and general yard appearance. Every homeowner shall keep their flower beds free of weeds, with lawns mowed, green and weed-free. Bushes shall be pruned and shaped; trees shall be trimmed and cut back to enhance the property.

Landscaping is an important aspect of the fall transition and it is the time to call your landscapers and discuss what needs to be refreshed, removed, trimmed, repaired, replaced and or possibly redone all together. Moreover, it is essential to schedule your lawn care and reseeding. This is the time the golf course starts lowering the lawn blades as scalping and overseeding is right around the corner.

As a friendly reminder, Annual flowers in Indian Ridge are only allowed in your courtyard and patio areas. No annual flowers are allowed at the street side of your residence except for Kalanchoes: <https://en.wikipedia.org/wiki/Kalanchoe>.

Refreshing rock ground cover is allowed without permit/approval only if you are refreshing with the same kind of existing rock material in place. Please look out for raised bender boards and replace them as needed. If replacement is needed, we highly recommend you replace with either metal or concrete edging. Please make sure all your trees are trimmed, not just the palm trees, as every tree has a trimming schedule. Tree and shrub pruning must be performed periodically to prevent overgrowth on neighboring side walls and streets.

Preventive maintenance is necessary on your property drains and they need to be cleaned out periodically to prevent clogging and blocking of drains with debris, sand and leaves. You may have one or more drain cleanouts, likely located by the street. During the storms, we noticed several homes had issues with clogged drains. This is a very important task to have done at your residence as it helps your lawns to remove excessive water. The valley does not experience a lot of rain however when it does rain here, it pours, and you may want to avoid any flooding damage with the help of your drains.

(PUD Architectural Updates, continued)

Below is a suggested yearly maintenance reminder list:

Items to coordinate and check for with your landscape and maintenance companies:

- Schedule the reseeding of all turf areas to include the strip of grass between your home and the golf course
- Replacing plants that have expired
- Removal of all dead queen palms and trees
- Schedule tree trimming and pruning
- Bare dirt areas to be maintained and filled with ground cover (rock)
- Raised bender boards to be hammered down and lowered to ground level
- Request a full thorough irrigation inspection of all sprinklers
- Redirect sprinklers that are spraying out on to the streets to save you water and prevent damage to the asphalt
- Repair irrigation heads that are clogged or leaking
- Repair/replace broken or damaged landscape lights
- Replacing burned out bulbs and repainting outdoor lighting fixtures
- Schedule exterior drains clearing and cleaning
- Clean up street gutters in front of your homes
- Window screens being secured and or replaced where needed
- Cleaning and/or replacing awning canvas and umbrellas (Neutral solid tones only)
- Repairing/repainting mailboxes and garage doors
- Replacing or removing damaged/faded security signs (1 allowed on street side)

For those that have already started your fall home and yard maintenance –THANK YOU!! Your efforts are very much appreciated. Indian Ridge is an exceptional place to own a home and the community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained. Help us by doing your part in keeping our community extraordinary.

New exterior upgrades or changes require Architectural Committee approval. If you are unsure or need clarification on a design change or modification, please feel free to reach out to the Administration Office for assistance.

Should you have any questions, please contact the Administration Office Monday through Friday from 8:30 a.m. to 4:30 p.m., at 760-772-7234, ext. 229 or by email at architectural@irhoa.com.

We wish our snowbirds a safe and healthy return to Indian Ridge and for those who are here year-round, congratulations - we made it through another summer and now can enjoy our amazing fall weather!

Finally, and most importantly, WELCOME HOME!



Join Our Newsletter Committee!

Hey Neighbor!

Are you the neighborhood gossip guru? Do you have a knack for storytelling, an eye for design, or just want to get involved in your HOA community? We've got the perfect opportunity for you!

Newsletter Committee Member Wanted

What You'll Do

- **Share the Scoop:** Keep your fellow neighbors in the loop about all the exciting happenings, updates, and news in our community.
- **Get Creative:** Help us brainstorm and design eye-catching newsletters that stand out in the mailbox.
- **Share Your Ideas:** Have a story to tell, a recipe to share, or a local business recommendation? We want your input!
- **Be Part of a Team:** Collaborate with a fun and friendly group of neighbors who are passionate about our community.

What We're Looking For

- Enthusiasm for our neighborhood and its residents
- A love for communication and community building
- No professional experience required – just a willingness to learn and contribute
- Your unique ideas and perspective!

Why Join Us?

- Make a positive impact in our community
- Connect with your neighbors and build lasting friendships
- Boost your creativity and communication skills
- Feel the warm fuzzies of volunteering

Commitment

- Quarterly meetings (virtual or in-person)
- Flexible time commitment to suit your schedule

Ready to Join?

Don't be shy! We'd love to have you on our newsletter committee. Just drop us a line at executiveassistant@irhoa.com or give us a shout at 760-772-7234 ext. 227. Let's make our HOA newsletter the talk of the town!

LANDSCAPING COMMITTEE UPDATE

PUD

The PUD Landscaping Committee volunteers work with our landscapers, to improve the appearance of all common areas maintained by the PUD. Under direction from our PUD board, we are continuing our efforts to meet the drought related mandates imposed by state, county, and regional authorities, prohibiting the irrigation of non-compliant grass turf.

Recent activities included: Replacing the street-side grass from five PUD pools with attractive, drought tolerant vegetation, hardscaping, efficient irrigation and new lighting fixtures. Additionally, Pool 37 was completely renovated.

This month, we will be upgrading the landscaping of 5 more pools. Please remain patient as we continue our efforts to replace all remaining grass in our common areas where irrigation with potable water has been prohibited.

Sincerely,

Steve Doyen
PUD Landscape Committee, Chair

HOA

The HOA Landscape Committee meets monthly with representatives from our landscape company to discuss irrigation, landscape guidelines and maintenance schedules. This interaction ensures that the Committee is apprised of any landscape issues requiring attention.

Recent activities included: Completion of the turf removal project in specific areas throughout the HOA. By replacing regular turf with artificial turf and adding more drought tolerant plants, the HOA has seen a significant decrease in water usage and cost.

Additionally, completion and approval of Guidelines to allow the installation of artificial turf on the street side of homes. Homeowners wishing to modify their street side landscape can contact Doris Reyes, Architecture and Compliance Manager at architectural@irhoa.com or 760-772-7234, ext. 229.

Sharon Severson
HOA Landscape Committee, Chair

Your committees sincerely appreciate our homeowner's patience while we continue our efforts to update the landscaping throughout our complex. Our goal is to steadily improve the contemporary appearance of our landscaping, while simultaneously reducing our irrigation and maintenance requirements.

BURRTEC-2023 RATE INCREASE

In June of this year, the PUD and HOA were notified of service rate changes from Burrtec Waste & Recycling Center. Effective July 1, 2023, Burrtec Waste & Recycling Services implemented a 40% rate increase for our waste collection and recycling services.

The reasons they stated for this increase include, but not limited to, rising operational costs, increased fuel expenses, investments in advanced recycling technologies, compliance with ever-evolving environmental regulations and the biggest portion of this huge increase is due to the new composting efforts.



PLEASE THROW YOUR “DOGGY BAGS” IN YOUR OWN TRASH!



Please use a “doggy bag” to clean up after your pet and throw the bag into your own trash receptacle (not in a neighbor’s, not on the curb, not in the street and not in the bushes). Remember that dogs are not allowed in the pool areas, nor are “doggy bags”.

Most of our residents are responsible pet owners—every pet owner should be. Included in this is keeping your dog controlled on a leash in the common area and being respectful of your neighbor’s grass.

MEET YOUR PUD MAINTENANCE STAFF

Jose Aceves
PUD-Maintenance



Q. How long have you lived in the Coachella Valley?

A. 46 years.

Q. What does your job entail?

A. I am responsible for maintaining the PUD section of Indian Ridge. This includes the public restrooms, pool areas, perimeter walls, center islands, specific outdoor lighting of the PUD homes and general maintenance for all the PUD common areas.

Q. What do you do with your time when not working?

A. I enjoy the outdoors.

A. I enjoy watching sunrises and sunsets.

Q. What can the homeowners do to make your job easier?

A. To report any issues with the PUD pool areas, sprinklers, lighting, or anything out of order to the Community Services & Facilities Assistant, Melissa Porras at 760.772.7234, ext. 224 or melissa@irhoa.com. Please include pictures of the issue. It really helps!

Q. What's one thing on your bucket list?

A. I don't have a bucket list. I choose to enjoy each day, each weekend, and every vacation to its fullest now!

Q. How long have you been with the company?

A. 23 years with the HOA, but I worked here for 2 years with Sunrise Construction beforehand.

Q. What do you like most about the work you do here?

A. I love everything-this is my "house".

A. The relationships I have built with the homeowners over the years.

Q. What's the best advice you can give to someone who just started a job?

A. Keep all areas safe for homeowners and guests. If something is broken or unsafe, fix it right away.

A. Pay attention to homeowners, we are here to provide a service, they are the source for our work.

A. We are customer service-be on time, be polite and wave.

MEET YOUR HOA MAINTENANCE STAFF

Leo Escatel
HOA-Maintenance



Q. How long have you lived in the Coachella Valley?

A. 10 years.

Q. What does your job entail?

A. I am responsible for maintaining the HOA section of Indian Ridge. This includes the public restrooms, pool areas, perimeter walls, center islands, lighting, painting & stucco touch-ups, safety issues, water leak issues and general maintenance for all the HOA common areas.

Q. What do you do with your time when not working?

A. Fishing, camping, attending local hockey games, and playing remote cars with my son.

Q. What can the homeowners do to make your job easier?

A. To report any issues with the HOA pool areas, lighting, safety, water leaks, public restrooms, or anything out of order to the Community Services & Facilities Assistant, Melissa Porras at 760.772.7234, ext. 224 or melissa@irhoa.com. Please include pictures of the issue. It really helps!

Q. What are some things on your bucket list?

A. Go to France, drive a race car, jump from an airplane and get my diving certification.

Q. How long have you been with the company?

A. Two (2) years.

Q. What do you like most about the work you do here?

A. I love the work I do here.

A. It makes me happy to help the homeowners. When they are happy, I'm happy!

Q. What's the best advice you can give to someone who just started a job?

A. Treat the homeowners like your own family, always do the right thing and keep happy!

Q. What Leo would like you to know about him?

A. I have a wife and three (3) children. Two girls (25 and 28 years old) and one boy (12 years old).

A. I would love to meet you-please stop and say hello.



COMMUNITY DIRECTORY

MAIN GATE

Gate, Access, Security, and
After Hours Issues

(760)-772-7240

irsecurity@irhoa.com - direct email for Main Gate.

www.gateaccess.net - website to enter guests/vendors for
community access.

****Dial 911 for Emergencies**

MANAGEMENT COMPANY

Albert Management, Inc.
41-865 Boardwalk Ave. Ste. 101
Palm Desert, CA 92211
(760) 346-9000

www.albertmgmt.com

Payment Address:
Indian Ridge (HOA) (PUD)
C/O Albert Management
P.O. Box 98175
Phoenix, AZ 85038-0175

HOA AND PUD ADMINISTRATION OFFICE

173 Rainbird Circle
Palm Desert, CA 92211

HOURS OF OPERATION

Monday- Friday
8:30 a.m. – 4:30 p.m.
(CLOSED FOR LUNCH)
12:00 p.m. – 1:00 p.m.

Main (760) 772-7234
Fax (760) 772-7239

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gm@irhoa.com
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Management Manager
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MAINT./JANITORIAL STAFF
Leo Escatel/Maria Quintero-HOA
Jose Aceves/Abigail Urias - PUD



INDIAN RIDGE COUNTRY CLUB

Main Club Number

(760) 772-7272

Member Billing/Accounting

(760) 834-6302

Membership

(760) 772-7281

On Site Sales

(760) 772-7274

Tennis, Health & Fitness

(760) 772-4432

Spa

(760) 772-7277

Golf Pro Shop

(760) 772 - 7222

Golf Course Maintenance

(760) 772-7212

Arroyo Grille

(760) 772-7272 Ext. 2137

JK's Café Take-Out

(760) 772-7273

Ridge Room

(760) 772-7272 Ext. 2167

Special Events & Catering

(760) 834-6318

UTILITIES

Spectrum

(833) 697-7328 / spectrum.com

24 hours a day / 7 days a week

**Customer Service, Billing and Payments,
and Technology Support**

Frontier Communications

(855) 892-0992

Burrtec Waste

(760) 340-2113

Trash pick-up: Monday

Coachella Valley Water District

(760) 398-2651

So Cal Edison

(800) 611-1911

So Cal Gas

(800) 427-2200