

# INDIAN RIDGE COMMUNITY QUARTERLY

The official newsletter of the Indian Ridge Homeowners Associations



## Message from the General Manager

Congratulations Indian Ridge!

Community Association Institute Coachella Valley (CAI-CV) has selected Indian Ridge HOA/PUD as its seventh "Medallion Community" in the Coachella Valley. Medallion Communities are recognized as a preferred place to call home when compared to other Coachella Valley communities. These honored communities have been identified as communities that:

1. Preserve and enhance the character of the community
2. Protect and enhance property values
3. Exceed expectations of owners
4. Fulfills its fiduciary duties fairly and transparently
5. Represents the interests of the entire community

Medallion Communities are selected after a rigorous application process based on their demonstration of best practices in community management, legal, financial, and community spirit. Homeowners' association experts review all applications, and only those associations that show they have adopted the CAI-CV's best practices may qualify for Medallion Program recognition.

Again, congratulations Indian Ridge for being an exceptional community!



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# MESSAGE FROM THE PUD BOARD PRESIDENT

Dear Indian Ridge Homeowners and Residents,

Happy New Year! As we bid farewell to the holiday season, I am delighted to extend warm wishes to each of you on behalf of the Indian Ridge PUD. As we embrace the promises that the new year brings, our community is buzzing with activity, and I hope you are all as excited as we are for the year ahead.

Navigating through the annual budget process in November presents unique challenges each year, given the evident impact of inflation on various aspects of our community. Rising costs in supplies, contract services, and utilities, including a substantial 23% increase in natural gas prices for our pools and 10% in our insurance, required careful consideration of every budget line item. Consequently, a 5% increase in assessments was deemed necessary to maintain a balanced budget. I am pleased to report that this prudent approach has positioned our association in excellent financial standing, with reserve levels reaching approximately 73% of the fully funded target.

Our returning winter residents will notice changes in the landscape - with last year's drought stricken brown grass being changed over to desert landscaping in the pool areas and the median strips on Indian Ridge Drive turning green as we gratefully tap into the golf club's recycled water program. The Landscape Committee has actively been addressing this challenge, so expect to witness more such projects over the next couple of years as we adapt to the demands of our desert environment.

Simultaneously, our commitment to enhancing community amenities continues with the refurbishment of our pools, incorporating water-efficient landscaping and addressing necessary repairs to pool decks and plaster. This phase, part of our ongoing Repair, Replace, and Rejuvenate (R, R & R) plan, will conclude before embarking on our next major undertaking – replacing all our asphalt roadways within the PUD by the end of this decade. A seal and re-coating were done last summer to keep them maintained and looking good in the meantime.

Mark your calendars for our upcoming PUD annual meeting scheduled for Tuesday, March 26th, at 3:00 PM. This provides a good opportunity to meet your Board of Directors, receive committee reports, and pose any questions you may have about the community. Additionally, our monthly board meetings, held on the first Tuesday of each month at 9:00 AM via Zoom, offer a chance for homeowners to stay informed and engaged. The next board meeting is slated for February 6th. For those looking to contribute, this newsletter outlines the full schedule of committee meetings, and your participation is encouraged.

As we anticipate warmer weather on the horizon, let's collectively embrace and relish the unique beauty of our homes here at Indian Ridge. I look forward to sharing another year of growth and community spirit.

See you around the Ridge,

Doug Lindal  
PUD President

# MESSAGE FROM THE HOA BOARD PRESIDENT

As the New Year opens on another year in Paradise, greetings once again from the President's Patio. The New Year is a time for looking back on our past accomplishments and forward to what's next for the HOA. Nearing the end of my sixth year serving on our Board, I am pleased to review where we stand on a number of issues.

Our biggest challenge over the past year was our approach to earthquake insurance. Rather than simply renewing that coverage for another expensive year to cover a very remote risk, we opted to join the MOTUS program which gives each homeowner the opportunity to cover their earthquake risk individually. The risk to each homeowner is not the obligation to rebuild their own home. Rather, each homeowner's risk is any assessment for which each will be liable regardless of the damage, if any, to their individual homes. Approximately 25% of HOA homeowners have opted to purchase this coverage – over double the expectation. We are planning another “open enrollment” opportunity soon for those who still may wish to take advantage of this option.

Next, in response to long standing homeowner interest, our Architectural Committee, with the assistance of the Landscape Committee and Staff, reworked our architectural guidelines to make many important changes and updates – including the option homeowners now have to personalize their “front yards” with artificial turf.

Speaking of landscaping, we also completed our compliance with new CVWD mandates regarding water use with additional water-wise improvements to our common areas. We expect further savings on our water bills going forward, similar to the savings the HOA has obtained since the major water-saving conversion started in 2015 – which we estimate has saved the HOA over \$1.2 million since its completion.

And, speaking of budgets, thanks to our Financial Committee and Staff, our 2024 budget came in within the 3% increase range, at or below the general cost of living index.

Looking forward, the CPC, working along with all of our Indian Ridge constituent partners, will continue its study of possibilities for improving our entry gate, both as to possible additional safety features and as to its look and attractiveness as the “front door” of the entire Indian Ridge Community.

As President, I also am looking forward to another productive year working with our exceptional HOA Board and support Staff as we continue to make Indian Ridge a welcoming and safe neighborhood for all our residents and guests. We have another HOA Board election coming up in March and we hope anyone who wants to join in making Indian Ridge an even more exceptional neighborhood will step forward and volunteer their talents either as candidates for the Board or by volunteering to join one or more of our important operational committees.

Finally, I continue to welcome your questions, concerns and input at any time by calling or texting me at 805-701-7731, emailing me at [jmark4law@gmail.com](mailto:jmark4law@gmail.com) or just dropping by any time you may be on the golf course just to say hello as you pass by the President's Patio behind the tee boxes on 7 Grove.

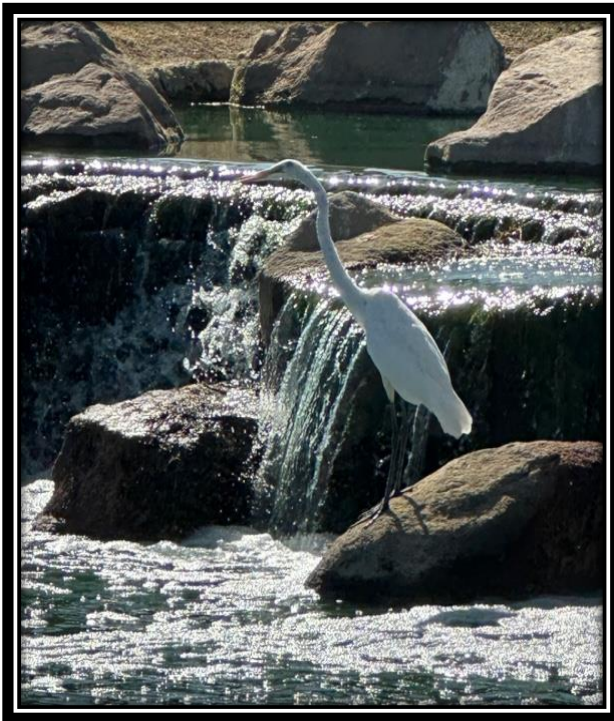
Joel Mark, HOA President



# SHARE YOUR PHOTOS



*(Photo credit: Carole Lewis)*



*(Photo credit: Robin Mandell)*

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 coming across a great photo opportunity that you would like to share with your neighbors, please send them to [gm@irhoa.com](mailto: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!***

**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**

January 31st at 1:00 p.m.  
 February 28<sup>th</sup> at 1:00 p.m.  
 March 27th 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**

January 4th at 9:00 a.m.  
 February 6th at 9:00 a.m.  
 March 5th at 9:00 a.m.

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



**NEW HOMEOWNERS TO THE COMMUNITY**

**PUD**

190 Gold Canyon Drive  
 865 Hawk Hill Trail  
 943 Mesa Grande Drive  
 948 Mesa Grande Drive  
 975 Mesa Grande Drive  
 776 Mission Creek Drive  
 796 Mission Creek Drive  
 884 Mission Creek Drive

**HOA**

213 Desert Holly Drive  
 509 Desert Holly Drive

**COMMITTEE MEETING DATES**

**PUD**

**Architectural**

January 9<sup>th</sup> at 2:30 PM  
 February 13th at 2:30 PM  
 March 12th at 2:30 PM

**Finance**

January 17th at 9:00 AM  
 February 15th at 10:00 AM  
 March 21st at 10:00 AM

**Landscape**

January 9th at 1:00 PM  
 February 13th at 1:00 PM  
 March 12th at 1:00 PM

**HOA**

January 16th at 8:00 AM  
 February 20th at 9:00 AM  
 March 19th at 9:00 AM

January 23rd at 9:00 AM  
 February 22nd at 3:00 PM  
 March 21st at 3:00 PM

January 3rd at 8:30 AM  
 February 7th at 8:30 AM  
 March 6th at 8:30 AM

**JOINT COMMITTEES**

**EPC**

January 23rd at 1:00 PM  
 February 20th at 1:00 PM  
 March 19th at 1:00 PM

**Security and Safety**

January 4th at 2:00 PM  
 February 1<sup>st</sup> at 2:00 PM  
 March 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](mailto:gm@irhoa.com) for consideration.

Dear Homie:

I really enjoyed your previous article about Indian Ridge wildlife. Reading it got me thinking. What do Indian Ridge HOA/PUD Board members and camels have in common?

Sincerely,

Wondering Wanda

Dear Wondering Wanda:

I'm so glad you asked. I'm sure many in the community have been wondering the same thing. The answer is multifaceted. First, Board members make decisions by committee, while it appears that camels were designed by committee. How else to explain the odd humps and plate shaped feet. Second, given how slow it sometimes takes to make decisions, one could argue that Board members and camels both chew their cud for long periods of time. In addition, during periods of stress, both Board members and camels have the potential to demonstrate poor temperament and occasional spitting, often resulting from the need to make decisions as a group or herd. And finally, while a camel's reach is arguably much more impressive, the most important trait that Board members and camels have in common is their willingness to stick their necks out. They don't shy away from challenges and are able to weather adverse conditions in a hostile desert environment. This is true of any good and dedicated Indian Ridge PUD/HOA Board member. And also true of any good and dedicated even-toed ungulate.

It is not just Board members who stick their necks out in Indian Ridge, giving their time, energy, and animal magnetism in support of our community. Many selfless, resident volunteers do so too. It takes many volunteers, working on many committees and subcommittees, to keep the Indian Ridge HOA and PUD operating as a well-oiled, interconnected ecosystem. Without Board members or resident volunteers, we would not have an emergency preparedness program, or a dog park, or a committee that provides input and oversight on issues related to community safety and security. We would not be able to oversee and upgrade common area/pool area landscaping or to consider and approve residential architectural improvements. We would not be able to coordinate between the two Homeowner Associations or between the Associations and the Club on real time challenges or long-term plans. Community roads would fall into disrepair, and we would likely be in dire straits financially. Without Board or resident volunteers, Indian Ridge would be operating in a survival of the fittest mode instead of as a well-managed community operated for the benefit of all the wild animals, er... I mean residents... who live here.

Wanda dear, please consider volunteering in support of Indian Ridge. If not you, then who? You can't assume that someone else will volunteer if you aren't willing to do so yourself. If everyone used "been there, done that. I'm retired and just want to have fun", as their reasons for not volunteering we would have NO ONE leading the charge through the Serengeti or protecting the interests of our herd. It is a well-documented fact that those who volunteer tend to remain sharp in spirit and mind. Those who only spend their time enjoying fun Country Club activities run the risk of becoming soft and possibly unable to outrun a lion (or a coyote on the Grove 16). Do you really want to risk it? Don't be a camel. Get your head out of the sand and volunteer!

You can contact the HOA office to get information on applying to serve on the HOA or PUD Boards or on the Emergency Preparedness Committee, Safety or Security Committee, or the HOA or PUD Finance, Landscaping or Architectural Committees. Indian Ridge needs you!

With love and appreciation for our Board members, resident volunteer, and camel friends,  
Your Homie

## BURRTEC-UNIVERSAL WASTE DISPOSAL PROGRAM

To dispose of U-Waste, the City of Palm Desert and Burrtec Waste and Recycling Services encourages residents to use the At-Home HHW Collection Program. Residents simply contact Burrtec at (760) 340-2113 to schedule a pick-up. Materials must be placed in a secure location not accessible to the general public until collection day. Collections are limited to four (4) per calendar year and items cannot exceed 15 gallons or 125 lbs. per pick up. Smaller items must fill a 13" x 15" box (mixed items acceptable) to be eligible for pick-up. Minimum pick-up for household batteries, fluorescent tubes, bulbs, and halogen bulbs is a 29 oz. coffee can full of batteries and at least 10 bulbs.

Universal Waste can also be disposed of at Burrtec's Recycle Center located at 41-800 Corporate Way in Palm Desert. The facility accepts these items free of charge, Monday through Friday from 9:00 a.m. to 4:00 p.m. Verification of residency is required (e.g., driver's license or utility bill with name and Palm Desert address). There is no minimum disposal requirement.

Universal Waste (U-Waste) includes products containing low levels of hazardous metals such as lead, mercury, cadmium, and chromium. These items can potentially contaminate soil and ground water if deposited into landfills and should **never** be placed in the regular trash or recycling bins.

The following are examples of U-Waste:

- Common household batteries
- Fluorescent tubes and bulbs
- Halogen bulbs
- Lamps containing mercury
- Thermostats
- Electrical switches and relays
- Pilot light sensors
- Mercury gauges and thermometers
- Non-empty aerosol cans (if empty, these can be disposed of in the regular trash bin)

### Thermostat Recycling

Palm Desert residents can recycle their mercury-containing thermostats at the Palm Desert Ace Hardware located at **74058 Highway 111** and receive a \$30 rebate mailed to you thanks to the Thermostat Recycling Corporation (TRC). TRC is a nonprofit stewardship organization that facilitates the proper handling and disposal of mercury thermostats to minimize harm to human health and the environment due to mercury exposure. They encourage residents to swap out their older thermostat for a new one by providing a \$30 rebate per thermostat recycled! Mercury thermostats pose a health risk to people and the environment. If improperly disposed of they can end up in landfills where mercury can leak into Palm Desert's soils and water resources.



## SECURITY REPORT & TRAFFIC FLOW AT OUR FRONT GATE

With the new year upon us, an update on security issues in our community are in order. We are pleased to report that reports of incidents are down dramatically - no car or golf carts thefts in the past year and no home intrusions. Even the pool equipment thefts have stopped. Doubling our roving vehicles on duty so we have two officers patrolling our streets has definitely helped, as has an emphasis by our homeowners on keeping their doors and cars locked and security systems armed.

An area that still needs improvement is traffic flow at the Front Gate during the busy hours, reports of backups during the morning rush hour persist. Studying the problem, our security team concludes that a large part of the delay is vendors and guests arriving at the front gate who aren't registered on your guest lists. The priority is to keep traffic flowing, so they are turned away and asked to contact their hosts to correct the situation.

It is far smoother process if residents will just take the time in advance to notify the front gate (760-772-7240) or register their vendors/guests on the [www.gateaccess.net](http://www.gateaccess.net) website on your computer on mobile device. The app for smart phones and tablets is particularly easy to setup and use.

When you do this, be sure to distinguish whether the visitor is a guest or a vendor, so security is made aware of their status. Putting an end date on their gate privileges is also important so we don't have unauthorized vendors roaming the property. Did you know there is a checkbox for vendors on the GateAccess website and in their app?

Visitors with multi-day gate passes can be rapidly processed and are often waived through the residents' gate, further reducing backlogs. Do your part to help ease congestion and your guests and vendors will thank you!

## XUMO from Spectrum

Spectrum has recently introduced a new compact streaming box called XUMO that works with our new cable TV system here at Indian Ridge. The XUMO streaming box is about the size of two decks of cards and allows you to receive all our Spectrum TV channels streaming via the Internet wirelessly, without a coaxial cable. It also allows you to view Netflix or Amazon or any other streaming service you subscribe to, much like a ROKU, Amazon FireStick or a Google Chromecast. You can read all about it at: [www.xumo.com](http://www.xumo.com)

At just \$60 it is a practical and economical solution for hooking up TV service in your secondary locations without the need for an expensive rental cable box and coaxial cable connections. XUMO is solid state so it appears to operate faster, and it has a convenient Microphone button so you can search for shows without laboriously typing in the names. It could also replace one of your primary Spectrum cable boxes but be advised that it does not have a DVR so there is no the ability to record shows. You can buy XUMO directly on the Internet, from the local Spectrum retail stores or from our priority Customer Service line at: 833-697-7328.





**ROVER'S RIDGE DOG PARK UPDATES**

**2024 Dog Park Membership:** To access the dog park after Dec. 31, 2023, members must have a 2024 Rover's Ridge dog park membership. Applications are available at the HOA office front desk. As part of the application process, you must provide proof of your dog's vaccinations (rabies, Bordetella, and distemper), and pay the annual membership fee. **Only after your application has been approved can your dog use the park.** Your dog must wear, or you must carry, your Rover's Ridge Dog tag anytime your dog is in the dog park.

**2024 Guest Dog Access:** Only guest dogs with an approved membership can access Rover's Ridge. No exceptions. Guest dog passes are available only for out of area visiting dogs who visit occasionally and are not intended for dogs who live elsewhere seasonally or fulltime in the Coachella Valley and want access to a private park. Guest dog applications are available at the HOA office for a minimal fee. Proof of vaccinations is required.

**New Weight Limits in Effect for 2024:** Beginning Jan. 1, the small dog park will be for dogs up to 25 pounds (previously up to 30 pounds) and the large dog park will be for dogs 26 pounds and above. All users are expected to abide by the new weight limits (YES, this does mean you). As the dog park application states, failure to abide by the weight limits can result in revocation of use privileges. Dog owners who had a 2023 membership for a dog between 26-29 pounds can submit a written request for a waiver to continue to use the small dog park. The Dog Park Committee will observe your dog and determine if a waiver can be approved.

**Do Your Part:** While it is fun to socialize with your two-legged human friends while at Rover's Ridge, please pay attention to your dog at the same time. Pick up your dog's poop, remove your dog from the dog park immediately if he/she acts in an aggressive manner, and fill holes if your dog digs in the grass or adjacent to a concrete pad (better yet, watch your dog and distract him so he doesn't dig at all). Holes are ankle breakers. The Dog Park Committee is arranging for dirt to be placed in the plastic pool boxes in the dog park for owner use in self-filling holes. Please do not fill holes with gravel.

(Rover's Ridge, continued)

**Know your Pup:** The dog park is not suitable for every dog. While some dogs thrive in the presence of other dogs, some do not. If your dog is particularly tiny, timid, shy, or easily stressed, or aggressive or aggressively playful, Rover's Ridge may not be a good option. Some dogs might never feel happy or safe in a group setting. Others may simply need more time to grow up before feeling comfortable or being able to play well with others. Please consider your dog's personality and temperament, and their style of engagement with other dogs when deciding to join or remain an active member in Rover's Ridge. Self-screening by dog owners is critical to avoiding conflicts and ensuring the safety and satisfaction of all.

**For questions or more information about Rover's Ridge contact Catherine Krueger, Dog Park Committee Chair (Kruegercath@gmail.com).**

## SECURITY AND SAFETY COMMITTEE

First let me welcome all Indian Ridge homeowners for the 2024 season. It is the goal of both boards and the Security and Safety Committee to make Indian Ridge a safe, secure, and enjoyable community for all who call it home.

Indian Ridge enjoys a great reputation as a safe community. This is achieved by the hard work and diligent efforts of both the PUD and HOA boards, Allied security along with recommendations made by the security and safety committee and individual homeowners. Improvements have been made recently to improve lighting in the community by replacing antiquated lighting with more efficient and luminate fixtures on every home.

As homeowners it our responsibility to contribute to the overall safety and "greater good" of our community by adhering to the existing community rules and regulations to ensure that everyone can enjoy a safe environment here at Indian Ridge.

- **Adherence to the community 20 MPH speed limit-** As you all are aware there are no sidewalks in the community, therefore all pedestrian foot traffic and vehicle traffic must share the roadway. It is also the homeowner's responsibility to ensure that any family, guests, and hired vendors also adhere to the posted speed limit and stop signs.
- **Adherence to all traffic signage including stop signs, red colored curbs, entry and exit signs, placed traffic barricades and cones-**This includes motor vehicles, golf cart and bicycle operations.
- **Golf Cart Operations-**Anyone operating a golf cart on Indian Ridge property must be a DMV driver over the age of 16 years.
- **Securing of residences, vehicles, and personal property-**It is the responsibility of every homeowner to ensure their home, garages, vehicles, and personal property is secured and locked. This practice will preclude crimes of opportunity. Please do not leave valuable items unattended in your homes, golf carts, vehicles or anywhere else that you cannot view.
- **Become a friendly neighbor-**If you see that your neighbor's property or vehicle is unsecured or left open, reach out to your neighbor, and let them know. If they can't be reached notify security and make them aware.

**(Safety & Security, continued)**

- **Community Disposal Bin**-This has become an increasing problem at Indian Ridge with homeowners, vendors and others dropping off hazardous materials such as paint, thinners, motor and cooking oils off at the community disposal bin. The bin is there for the convenience of Indian Ridge homeowners, but ONLY household trash should be deposited, and cardboard boxes must be flattened. There is a video surveillance system at the site, and anyone identified dumping hazardous or toxic materials is subject to clean up cost and additional fines.
- **Gates**- Gate strikes continue to be a problem. It is the responsibility of the vehicle operator to make sure they are not striking the gates or the arms.

The rules mentioned above are all simple and easy rules to adhere to and will ensure that Indian Ridge remains one the premiere communities in the Coachella Valley. Members of both boards, Allied security, and the Safety and Security Committee thank you in advance for your cooperation regarding these matters.

Ken Raya  
Safety and Security Chair

## **EMERGENCY PREPAREDNESS COMMITTEE**

### **Indian Ridge Emergency Preparedness Expo – SAVE THE DATE**

The annual Emergency Preparedness Expo will be held February 15, 2024, at the Clubhouse. Presentations to begin promptly at 1:00pm. You will leave the Expo with an understanding of:

- IR's emergency program capabilities and limitations
- What you can do to minimize damage, danger and foster a speedy recovery
- Where to go in IR to get medical help
- How the Emergency Preparedness Committee (EPC) can assist you in contacting loved ones
- Your shared responsibility for assisting immediate neighbors in your preassigned IR Buddy Group

The IR Emergency Operations Center and an Emergency Communications Center will be open for tours before and after the Expo. More details to come.

### **Life is Not All Fun and Games - Get Your Head Out of the Sand trap**

Most in Indian Ridge live here because of the social comradery and fun activities that the community offers. No one wants to think depressing thoughts about natural disasters when focusing on pickleball or golf provides a much more pleasant option. Unfortunately, many assume that the big one won't strike when they are in town (so they don't get prepared), or they assume that others will step up to volunteer when they aren't willing to do so themselves. Without volunteers, IR will be woefully unprepared to respond when disaster strikes. The small IR Emergency Preparedness Committee (EPC) cannot implement the emergency program on its own.

(Emergency Preparedness Committee, cont.)

The EPC is looking for additional part-time and full-time residents to serve on the radio communications, logistics, and medical support teams. Your time commitment will be minimal, and training will be provided. It's the best volunteer gig ever, as you will only need to serve if disaster actually strikes! To volunteer with an EPC support team, you do not need to submit a Committee Application Form to the HOA office. Only those wishing to join the actual EPC Committee need to submit an application (please apply if interested, the EPC needs more members).

### **Burn Baby Burn! Or Not. Install an Automatic Gas Shutoff Valve**

Fire, after an earthquake, has the potential to do much more damage than the earthquake itself. While the 7.9 magnitude 1906 earthquake in San Francisco caused widespread damage due to the lack of adequate seismic building codes, leaking gas from ruptured gas lines was the catalyst for the greatest devastation, fires that spread quickly throughout the city. Over 100 years later, we face the same risk. But now there is something that you can do about it. Please consider installing an automatic gas shutoff valve at your home in Indian Ridge. In the event of an earthquake, the valve will shut off the gas supply to your home without you ever needing to touch the plumbing. In addition, with a shut off valve you can avoid being blown to smithereens when you create a spark while trying to shut off your leaking gas yourself. Bonus!

For many years, the IR Emergency Preparedness Committee has partnered with a local, family owned, plumbing company in Palm Desert to provide a community rate to install gas shutoff valves for homeowners in Indian Ridge. Their prices are very competitive, and feedback has indicated that IR customers have been very satisfied. The price of installation varies depending on the size of the incoming gas pipe to the home.

Following a significant earthquake, firefighters will not be available to assist you. Don't let your home be the reason that Indian Ridge burns.

For questions or more information about the Emergency Expo, the IR gas shutoff valve vendor, or volunteering with the EPC, please contact Catherine Krueger, EPC Committee Chair at [Kruegercath@gmail.com](mailto:Kruegercath@gmail.com)

## **SAVE THE DATE-HOA TOWN HALL MEETING**

### **Motus-Earthquake Insurance**

Motus Insurance will be hosting a **Zoom** Indian Ridge HOA Town Hall Meeting on Tuesday, January 30<sup>th</sup>, from 2:00-4:00 p.m. Motus Insurance will be giving a presentation on Earthquake Insurance and homeowners personal insurance options, during this open enrollment period. More details to follow.



## FRIENDLY REMINDERS!!

This is a reminder that certain items are not to be placed into the trash bin:

- Paint
- Construction debris
- Furniture, including patio furniture
- Small Appliances, including vacuums and carpet cleaners

Also, all boxes must be flattened before being placed in the bin. If there is no room (trash has reached the top of the bin) please wait until the next Burrtec pickup (every Tuesday). They will not pick up any overflow items that are left on the ground outside the bin.

Homeowners that are identified disposing of paint, cooking oil, motor oil or any other hazardous material will be responsible for any assessed penalties from the Department of Environmental Health.

Please help us keep this area clean and free of overflowing and hazardous debris.

Thank you in advance for your cooperation.



(Actual photo of Indian Ridge trash bin)

## HOLIDAY DECORATIONS



A friendly reminder that all outdoor Holiday Decorations should have been completely removed by January 10th, 2024. We appreciate your cooperation and wish you a happy and healthy New Year!

## RULES FOR PETS IN COMMON AREAS

Below are important reminders regarding managing your pet when out and about in Indian Ridge:

**Clean Up Your Pet's Waste:** Please use a "doggy bag" to clean up after your pet and throw the bag in **your own trash receptacle** (not in your neighbor's, not on the curb, not in the street or median strip, and not in the bushes).

**No Dogs are Allowed in Pool Areas:** Residents taking their dogs to play in pool areas has become an increasing problem despite signage on entry gates clearing indicating it is not allowed. Dogs are **NOT** allowed in pool areas and pool areas cannot be used as a substitute for an off leash dog park. Those who want their pup to go off leash to socialize with other dogs should take them to a public dog park or become a member of Rover's Ridge.

**All Dogs are Required to be On Leash in Common Areas:** Dogs are required to be on leash in all Indian Ridge common areas, including on the streets and in the grassy areas along perimeter walls and near entry gates. If you want your dog to go off leash, please join Rover's Ridge.

**Failure to abide by these rules can result in enforcement action.**



## REMODELING OR UPDATING YOUR PROPERTY

If you are considering any exterior upgrades to your home, please consult with Jolyn Johnson, Architectural and Compliance Manager, for any projects that may require Architectural Committee approval ([architectural@irhoa.com](mailto:architectural@irhoa.com); (760) 772-7234 Ext. 229). Jolyn will answer your questions and guide you through the process. Please do not assume that your contractor has obtained approval for you. Per your CC&Rs, you, as the homeowner, are responsible for submitting the necessary paperwork and securing approval before starting any project. Jolyn must receive your application **10 days prior** to the next scheduled Architectural meeting which are held on the second Tuesday of each month (PUD), and the third Tuesday (HOA) of each month.

Just a few of the items that require prior approval from the Architectural Committee include:

- ❖ Yard and Courtyard Decorative Items or Art Objects
- ❖ Windows, Doors, Exterior Lighting
- ❖ Courtyard Gate Entry Doors Modified to Contain Pets
- ❖ Placement of Air Conditioning Units
- ❖ Artificial Turf (new and replacement turf)
- ❖ Exterior Shades

## FOOD DRIVE SUCCESS!

There was a great response to the FIND Food Drive on Monday, January 8<sup>TH</sup>, 2024!

This year we filled **25 55-gallon barrels, for 3303 pounds** of food! It was not all food, as they collected over \$975 in additional cash and checks for the FIND Food Bank.

We appreciate the support and visibility that the HOA/PUD homeowners gave to the Drive.

Many thanks to the Indian Ridge community for the great response. We appreciate your support!

**\*\*Mark Your Calendars:** We will be holding an additional Food Drive on Tuesday, April 23, 2024 from 9-12 p.m. for Martha's Village & Kitchen.\*\*



**2024 ASSESSMENTS - HELP US, HELP YOU!**

In November 2023, the annual budget reports were mailed to homeowners providing the new monthly assessment for the Indian Ridge Community. In case you did not read the report, the new monthly assessments are as follows:

HOA-Acacia - \$968.48/month  
HOA-Mesquite - \$1,001.92/month  
HOA-Palo Verde - \$1,013.08/month  
HOA-Bougainvillea - \$1,013.08/month  
HOA-Smoke Tree - \$1,035.35/month

PUD - \$567.00/month

**WE NEED YOUR HELP!** Each year we send out communications reminding homeowners that if you are set up on Billpay with your personal bank that you will need to revise the amount of the payment for 2024. We would like to thank those homeowners that have already updated their information. This helps keep your account current and avoid unnecessary late charges and possible additional fees. If you have not updated the 2024 payment amount, please do so as soon as possible.

If you have signed up for the automatic payment service (ACH) through the association's bank (First Citizens Bank), you do not need to do anything. The payment amount is automatically updated effective January 1, 2024.

Coupon Books – In late December coupon payment books were sent to those homeowners that are not on automatic debit payment services mentioned above. It is very important to utilize these payment coupons when making your payments, as the coupons are encoded for efficient and accurate posting of payments. For the most efficient and accurate processing, your check should always be payable to the specific name of your Association and mailed with the payment coupon directly to the Association bank lockbox address.

Please mail your payments directly to:

Indian Ridge Homeowners Association  
PO Box 98175  
Phoenix, AZ 85038-0175

Some homeowners prefer to drop off their payments at the on-site HOA office each month. We are happy to accept your payments at the office. However, we strongly encourage you to use the other payment options outlined in this article. While convenient, making regular monthly payments at the office delays processing since these payments still have to be sent to the bank lockbox for processing. If you prefer to deliver your payment to the Association or management office, please still include your payment coupon to assist us in accurate and timely processing.



Thank you for your attention regarding this matter.



## LANDSCAPING COMMITTEE UPDATE

### PUD

Recently your PUD Landscaping Committee initiated the 3<sup>rd</sup> phase of our plan to replace non-compliant grass, required by a state mandate. Several street-side areas are currently undergoing renovation including Pools 22, 23, 24, 25, 26, 29, 30 & 31, along with small sections on Snow Creek and Gold Canyon. Completion is expected in January or shortly thereafter. Phase 4, beginning next year, will focus on renovating areas inside the perimeter walls along Snow Creek, Gold Canyon, Fire Dance and Arrowhead. After all non-complaint turf is removed, we will resume our landscaping renovations planned for the remaining pools (inside the gates). We appreciate your patience while we respond to these unplanned and unexpected regulatory requirements. Fortunately, the renovations will result in improved appearances while reducing our use of precious water resources.

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: Focus on turf reduction and installation of more drought tolerant plants continues to be an ongoing priority in order to reduce water usage and cost throughout the HOA. In 2023, the HOA used 61% less water than in 2014 which equates to a savings of more than \$185,000. 2014 was the target year used by CVWD and California for water conservation.

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 Jolyn Johnson, Architecture and Compliance Manager at [architectural@irhoa.com](mailto: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.**

**MEET YOUR NEW ARCHITECTURAL/COMPLIANCE MANAGER**

**Jolyn Johnson**  
**Architectural & Compliance Manager**

**Q. How did you get started in the industry?**

A. A long story but was hired when I lived in NYC, and someone dropped my resume off with the GM of a new development on the West Coast and because of my NYC background and experience in the fashion industry and other connections I got an interview and the job. I knew nothing about HOA's or architectural review, but I was a quick learner with great mentors. Working directly with the owner/developer group over a 15-year period we took 1000 acres of dirt and finished off a gated Golf Course community with 6 neighborhoods, 800 homes, and a private country club. Now looking back, it is amazing to know the history of each home and its original owners but then see the new families that have moved in and are just enjoying everything that was designed and built.

**Q. What is one thing people don't know about you and would be surprised to find out?**

A. I was sponsorship manager for a professional automotive race team and driver. Because of a gap of free time, I found myself hosting high-end automotive events including track days, driver instruction, and then acquiring, hosting, and traveling with sponsors to events like the Rolex 24 Hours of Daytona. This was a lot of fun being a part of the team, hanging with celebrities, and working with major automotive executives from companies such as Porsche and Mazda.

**Q. Where do you see yourself in 5 years?**

A. In Indian Ridge enjoying my job and the people I work with. I accepted this job due to the integrity of Albert Management and seeing a work culture I wanted to be a part of. As many know HOA management at any level can be a difficult position to enjoy unless you have the support of the community, the board, and then working in a positive environment which we have here in IR. This all adds to the value and appeal of a community, and it does not happen by accident. So, my intent is to be here in 5 years still enjoying everything at Indian Ridge.

(Meet your new Architectural Compliance Manager, Continued)

**Q. What are the toughest challenges you've had at work?**

A. Dealing with the 2007-2009 banking era and Covid, working with homeowners who had life investments fail and assisting in the best possible exit strategies as far as the CC&R's would allow.

**Q. What are you most proud of in your career so far?**

A. Looking back over the last 26 years in this business, I was a part of every home having been designed and built in two luxury communities with total build-out valuation of about 2 billion dollars in Real Estate. It is satisfying going from dirt to fully developed.



**MEET OUR NEW SECURITY POST COMMANDER**

**Effective mid-January, Indian Ridge will have a new Security Post Commander. His name is Austin Meza.** You may have seen him around as he has worked in security at Indian Ridge for several years, most recently as the swing shift supervisor. Brandon, our departing commander, served us admirably and we wish him the very best in his new opportunity as an armed officer providing security at a medical facility.

So that we can know him better, Austin recently agreed to sit down for a get-to-know-you interview. Here is what we learned.

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

A. All my life. I was born and raised here.

**Q. What sparked your interest in the security field and what was your path to Indian Ridge?**

A. In my early twenties I was looking for a job that would be interesting and challenging while providing a path for advancement. It seemed that security work would do that. I began my security career at Indian Ridge and have worked here for 2 ½ years. I have gained a lot of experience and feel that I am ready for anything I might encounter as the Post Commander.

**Q. What does the job of Post Commander entail?**

A. In addition to regular security work (managing the gate, responding to calls and concerns, patrolling) the Post Commander is also responsible for administrative functions and staffing. I will work closely with the HOA office and the Safety and Security Committee. It will be my job to ensure that security concerns are responded to in a timely manner, procedures are understood and followed, communication between the three shifts is timely and effective, and interactions with homeowners are helpful and meet their needs.

**Q. What areas of emphasis do you think you will be working on to enhance the security program in Indian Ridge?**

A. Obviously, providing a safe and secure experience for residents is most important. As an area of emphasis, improving communication and information flow at all levels is something that I am committed to.

**Q. What would you like homeowners to know that can make the security program partnership work better?**

A. If you see something say something. We are here 24/7 to provide assistance. Call the guard house (760-772-7240) if you have a concern and we will check it out and circle back to let you know what we found or did. We will always strive to be kind and respectful in our interactions.

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

A. I like to travel and get out of the city. My family has a cabin at Big Bear and I love to spend time there.

**Q. We understand that you recently received a “Hero Award” from your company that is rarely given out. What did you do to deserve this great honor?**

A. One of our Indian Ridge guards was suffering heat stroke. I was able to assess the situation and stabilize her until she could be transported to a medical facility. I was just doing my job and glad I was able to help.



## COMMUNITY DIRECTORY

### MAIN GATE

Gate, Access, Security, and  
After Hours Issues

(760)-772-7240

[irsecurity@irhoa.com](mailto:irsecurity@irhoa.com) - direct email for Main Gate.

[www.gateaccess.net](http://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](http://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

### ASSOCIATION STAFF

Jeri Mupo, General Manager  
[gm@irhoa.com](mailto:gm@irhoa.com)  
(760) 772-7234 Ext. 225 or Dial 6

Joe Rice, Director of Facilities  
Management Manager  
[joe@irhoa.com](mailto:joe@irhoa.com)  
(760) 772-7234 Ext. 231 or Dial 5

Jolyn Johnson, Architectural &  
Compliance Manager  
[architectural@irhoa.com](mailto:architectural@irhoa.com)  
(760) 772-7234 Ext. 229 or Dial 3

Shannon Abner, Operations Manager  
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Christina Faust, Executive  
Assistant  
[executiveassistant@irhoa.com](mailto:executiveassistant@irhoa.com)  
(760) 772-7234 Ext. 227 or Dial 7

Melissa Porrás, Community  
Services & Facilities Assistant  
[melissa@irhoa.com](mailto:melissa@irhoa.com)  
(760) 772-7234 Ext. 224 or Dial 2

Espi Pompa, Customer Service  
[customerservice@irhoa.com](mailto:customerservice@irhoa.com)  
(760) 772-7234 Ext. 223 or Dial 0

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) 776-7070**

**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**