

Indian Ridge Community Quarterly



July 2018

Issue 5, Summer 2018

GOOD THINGS ARE HAPPENING AT INDIAN RIDGE!

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Good Things are Happening at Indian Ridge!

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The Boards of Directors and Committee members have been hard at work planning and preparing projects for this summer that include necessary repairs that will enhance the beauty of our community. These repairs and improvements are being funded by the reserve contributions. Some of the projects include:



The Guardhouse at Country Club has received an updated look including new paint and installation of stone on the building. A new awning will be installed soon.

The HOA streets on Box Canyon Trail, Arrowhead Drive, Desert Holly Drive, Red Arrow Trail, and Falcon View Circle will be replaced this summer. We anticipate this work will take approximately 6 weeks to complete.

All the PUD streets will be seal-coated during the summer.

The HOA pools and spas at #5, 9, 11, 14-19, and 21 are scheduled for renovation. This project includes new plaster, tile, and deck surfacing. The work will begin in July through the end of October. The PUD pools and spas at #24, 25, 32-36 are scheduled for renovation in the fall.

The drip irrigation (spaghetti tubing) will be replaced during the summer season. In addition to improving the appearance of the courtyards, side yards, atriums and rear yards, we look forward to more water efficiencies. See more information below for the schedule of this HOA project.

The Hovley Gate Landscape Project is almost finished. The PUD has updated the look of the inner area at the Hovley gate as well as outside the gate to include the outer perimeter wall area, both corners along Hovley, and the median. The new plants are less heat sensitive, require less water and maintenance and in some cases provide more color. The installation of new lighting will complete the project.

HOA Board of Directors

Jim Loeb, President
George Bers, CFO
Dianne Knapp, Secretary
Steve Heiferman, Director
Joel Mark, Director
Dan Newell, Director
Sharon Severson, Director

HOA Board Meetings
Administration Office
Conference Room
173 Rainbird Circle

Last Wednesday of the month*

July 25 at 1:30 p.m.
August – No Meeting
September 26 at 1:30 p.m.

***subject to change**

PUD Board of Directors

Judy Friedman, President
Doug Lindal, Vice President
Pete Williams, CFO
Allen Bauman, Secretary
Ron Anderson, Director
Michael Sacks, Director
Jim Stubbs, Director

PUD Board Meetings
Administration Office
Conference Room
173 Rainbird Circle

Last Tuesday of the month*

July 31 at 8:00 a.m.
August – No Meeting
October 2 at 8:00 a.m.

***subject to change**

STREET REPLACEMENTS

The street replacement and repaving schedule is projected to begin on July 30th. Even though your street may not be listed, you may be impacted if your ingress/egress is affected. (For example, Deer Haven Circle is not on the schedule, but access will be restricted by work on Arrowhead Drive and other streets.) Instructions on access and parking will be announced separately. In the meantime, the project dates are:

Phase 1	Box Canyon Trail	Monday, 7/30 – Thursday, 8/2
Phase 2	221-341 Arrowhead	Monday, 8/6 – Thursday, 8/9
Phase 3	344-562 Desert Holly	Monday, 8/13 – Thursday, 8/16
Phase 4	161-343 Desert Holly	Monday, 8/20 – Thursday, 8/23
Phase 5	642- 911 Red Arrow	Monday, 8/27 – Thursday, 8/30
Phase 6	482-561 Red Arrow	Tuesday, 9/4 – Friday, 9/7
	111-143 Desert Holly	Tuesday, 9/4 – Friday, 9/7
	Falcon View Circle	Tuesday, 9/4 – Friday, 9/7

NPG Asphalt will also be on site July 17th - 20th potholing utilities. Normal flow of traffic will be maintained during the potholing process.

HOA POOL RESURFACING AND REPLACEMENT

The HOA Pool Resurfacing and Deck Recoating Project for 10 pools is beginning this month. The schedule we have been provided is as follows (dates are approximate):

4 pools will be closed for a time during July and August:
Pool 15 (267 Indian Ridge Drive): closed 7/11 – 8/17
Pool 18 (272 White Horse Trail): closed 7/18 – 8/24
Pool 16 (454 White Horse Trail): closed 7/25 – 8/31
Pool 19 (211 White Horse Trail): closed 7/20 - 9/14

6 pools will be closed for a time during August/September/October:
Pool 14 (155 Eagle Dance Circle): closed 8/13 - 9/14
Pool 21 (165 Rainbird Circle): closed 8/20 - 9/21
Pool 17 (334 White Horse Trail): closed 8/27 - 10/5
Pool 9 (444 Desert Holly Drive): closed 9/10 – 10/12
Pool 5 (750 Red Arrow Trail): closed 9/18 - 10/19
Pool 11 (941 Deer Haven Circle): closed 9/25 -11/2

We are looking forward to the beautiful results from this much needed project.

Committee Meetings*

PUD Landscape
Second Tuesday at 1:00 p.m.

PUD Architectural
Second Tuesday at 2:30 p.m.

HOA Landscape
First Wednesday at 8:15 a.m.

HOA Architectural
First Thursday at 9:00 a.m.

HOA Finance
2nd to last Wednesday
at 3:00 p.m.

Security and Safety
(HOA & PUD)
First Thursday at 2:00 p.m.

Emergency Preparedness
(HOA & PUD)
2nd to Last Tuesday
at 1:00 p.m.

*subject to change

No meetings in August

Newsletter Committee

Dianne Knapp
Doug Lindal
Sharon Ochoa

PUD POOL RESURFACING AND REPLACEMENT

The PUD Pool Resurfacing and Deck Recoating Project for 7 pools will begin in the Fall. Look forward to renovations at:

Pool 24 (960 Hawk Hill Trail)
Pool 25 (931 Mission Creek Drive)
Pool 32 (730 Snow Creek Canyon)
Pool 33 (101 Gold Canyon Drive)
Pool 34 (340 Gold Canyon Drive)
Pool 35 (980 Mesa Grande Drive)
Pool 36 (912 Mesa Grande Drive)

Schedules will be announced as the project dates near.

LANDSCAPE REPORT

Need we mention Summer is here? With the high temperatures and alternating humid and dry heat, weeds are flourishing, and plants are in fast growth mode. Pro Landscape is spraying growth regulators to inhibit growth and is also spraying for broad leaf weeds and spurge in the turf areas and in planter beds and hardscape areas. Insect activity is at a seasonal high. Neem oil is being sprayed to help combat infestations.

Irrigation run-times have increased, but you may notice variations in the schedule. The irrigation programming system isn't named "IQ" by coincidence: the system receives temperature data daily and uploads it to the program to calculate optimum irrigation time based on the type of vegetation (turf or shrub) and their estimated root depth. The Facilities Department and Pro Landscape work diligently to monitor and manage water usage. Please contribute your own personal IQ by phoning or emailing the Association Office if you observe broken sprinkler heads, excessive water run-off, or areas not being irrigated. If you notice excessive water use after hours, please notify the main gate at 760-772-7240.

MAINTENANCE REQUESTS

The Community Services and Facilities Department tracks and resolves service requests that are called or emailed in to the Administration Office. If you report a problem directly to the landscape staff, your communication may not be conveyed thoroughly. For questions or concerns regarding landscaping or another maintenance issue, please email Melissa Porras, melissa@irhoa.com, or phone the Administration office at (760) 772-7234 Ext. 224 to report your service request.

Association Staff

Jeri Mupo
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gm@irhoa.com
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Community Services and
Facilities Manager
joe@irhoa.com
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Community Services &
Facilities Assistant
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(760) 772-7234 Ext. 224

Lily Avina
Receptionist
customerservice@irhoa.com
(760) 772-7234 Ext. 223

Maintenance Staff

Jose Aceves
Eric Escobar
Juliana Alvarez
Maria Montoya

PUD PALM TREE TRIMMING DEADLINE: PAST DUE

The PUD Association's Governing Documents require all homeowners to have their palm trees trimmed by June 30th of each year. Please make this a priority if you haven't already planned for trimming.

Please be considerate of your neighbors and have your trees trimmed at the appropriate time. Palms that have not been trimmed produce an overabundance of debris, which blows throughout the neighborhood, and litters our properties. Please expect to receive a "Non-Compliance" Notice if you have not yet scheduled this mandatory landscape maintenance.

Should you have any questions, please contact our Architectural and Compliance Manager, Doris Urbina, at (760) 772-7234 Ext. 229 or architectural@irhoa.com.

HOA SPAGHETTI TUBE IRRIGATION CONVERSION

Approximately half of the homes in the HOA have "spaghetti tubing" drip irrigation, an ineffective watering system that is constantly breaking, leaking and clogging up, killing plant material. The solution? The SPX Flex Line with the Bowsmith emitter. The new irrigation will be installed and conformed to the existing plant material, causing as little damage to plants as possible. The crews will work as efficiently and diligently and with as little noise disturbance as possible.

The address list for those homes with spaghetti tubing follows. (If your address is not on the list, you do not have spaghetti tubing. Areas that have previously been converted by Homeowners will not be affected.) The project schedule dates are approximate. Crews will be working Monday through Saturday.

7/9 - 7/17	435-561 Falcon View Circle
7/18 - 7/28	661-787 Box Canyon Trail
7/30 - 8/8	799-937 Box Canyon Trail
8/8 - 8/18	756-882 Red Arrow (north side of street)
8/20 - 8/29	642-750 Red Arrow (north side of street)
8/29 - 9/8	111-143 Desert Holly, 482-560 Red Arrow (north side), 161-181 Eagle Dance
9/10 - 9/19	521-561 Red Arrow (south), 161-191 Desert Holly (west) 190-290 Desert Holly (east)
9/19 - 9/29	665-777 Red Arrow (south side of street)
10/1 - 10/10	785-911 Red Arrow (south side of street)
10/10 - 10/20	221-251 Arrowhead, 770-930 Deer Haven Cir (north side of street)
10/20 - 10/30	761-931 Deer Haven Cir (south side), 311-341 Arrowhead

Important Contacts

Main Gate

Gate Access, Security and
After-Hours Issues

(760) 772-7240

www.gateaccess.net
irsecgate@gmail.com

****Call 911 for Emergencies****

Administration Office

Hours of Operation

Monday – Friday

8:30 a.m. – 4:30 p.m.

(CLOSED FOR LUNCH
12:00 p.m. – 1:00 p.m.)

173 Rainbird Circle
Palm Desert, CA 92211

Main (760) 772-7234

Fax (760) 772-7239

Dial 0 for Receptionist

Dial 1 for Main Gate

Dial 2 for Work Orders

Dial 3 for Architectural

Dial 4 for Accounting

Dial 5 for Community Services /
Facilities

Dial 6 for the General Manager

Management Company

Albert Management, Inc.

41-865 Boardwalk Ave.

Suite 101

Palm Desert, CA 92211

(760) 346-9000

Payment Address

c/o Albert Management

P.O. Box 51430

Los Angeles, CA

90051-5730

www.albertmgt.com

SIRIT TAG REMINDER

Sirit Tags need to be renewed every three (3) years. If your Sirit Tag was issued in 2015, please check your expiration date! 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. The first two Sirit Tags for homeowners are free and each one thereafter is \$20. *(Please make sure to bring a check or money order, as cash is not accepted by the Homeowners Association.)* Again, if you no longer drive the vehicle that has been registered with the HOA, please inform the Administration Office so that the corresponding Sirit Tag may be disabled. Verify your expiration date and sign up for automatic email reminders by calling Customer Service at (760) 772-7234 Ext. 223 or emailing customerservice@irhoa.com.

IMPORTANT GATE ACCESS AND SECURITY REMINDERS

Thank you for your vigilance in helping to keep our Indian Ridge Community safe. Remember to:

Keep your permanent guest and vendor list updated. Purge vendors you no longer use immediately so they cannot access the property using your name and address. You can do this online at www.gateaccess.net or by calling the Main Gate at (760) 772-7240 or the Administration Office at (760) 772-7234 during business hours.

Ensure that you designate vendors as *vendors* (people who do work at your home) and *not guests*. Otherwise you will be responsible for the vendor that you have designated as a guest.

Keep your doors locked and set your alarms, even when you are home and *especially* while you are sleeping.

Lock your vehicles and do not leave items in plain sight, especially anything valuable.

Report any suspicious activity you see to the Main Gate, such as someone tailgating you through the gates, someone going through mailboxes, and anything else that seems out of place. It is always better to report things that may be nothing than not report things that turn into something.

Utilities

Frontier Communications
(844) 660-0648
Option 1 for Repair
Option 2 for Orders/Billing

Burrtec Waste
(760) 340-2113

So Cal Edison
(800) 611-1911

So Cal Gas
(800) 427-2200

Coachella Valley Water District
(760) 398-2651

Indian Ridge Country Club

Main Number
(760) 772-7272

Pro Shop
(760) 772-7222

Golf Course Maintenance
(760) 772-7212

JK's Café
(760) 772-7273
(suspended for summer)

Health & Fitness Desk
(760) 772-4432

Spa
(760) 772-7277

Membership
(760) 772-7281

On Site Sales
(760) 772-7274

indianridgecc.com

SPEEDING ENDANGERS LIVES

Why is this even a discussion? How many “near misses” must we endure before an easily avoidable and never forgotten tragedy aggrieves our Indian Ridge Community? *PLEASE SLOW DOWN !!!*

Drivers, watch out for pedestrians. Please follow the posted speed limit, come to a complete stop at stop signs, and be vigilant for walkers, joggers, cyclists, children, and pets.

Pedestrians, stay close to the curb and don't walk in the middle of the street. Wear brightly colored clothing and/or reflectors at night so you can be visible to oncoming traffic.

Golf Carts are not toys. Children are not permitted to operate golf carts. The operation of any vehicle on Association property requires a current license or permit. Children driving golf carts will be escorted home. See Section 3.15(7) of the Rules and Regulations for more information.

REMODELING AND UPDATING “BY THE BOOK”

All external changes in the PUD and HOA and any interior modifications to plumbing, electrical or removal of walls in the HOA are subject to Architectural Committee approval, so please submit an application and obtain approval in advance of making any changes. If you are not sure or need clarification on a change, contact Doris Urbina, Architectural & Compliance Manager, for assistance at architectural@irhoa.com or (760) 772-7234 Ext. 229.

Doris will answer your questions and guide you through the process. Please do not assume that your contractor has obtained approval for you. Per your community's CC&Rs, you, as the homeowner, are responsible for submitting the necessary paperwork and securing approval before starting any project.



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

- ✓ Decorative Items or Art Objects
- ✓ Window and Garage Door Coverings
- ✓ Courtyard Gate Entry Doors Modified to Contain Pets
- ✓ Placement of Air Conditioning Units
- ✓ Reflectors

To review your community's Architectural Guidelines and download an Architectural Application, login to the [Caliber Homeowner Portal](#) and click – Documents - Resource Library – Architectural.

FRONTIER CABLE/INTERNET CONTRACT CHANGES

Our FiOS® by Frontier® contract upgrades are here. Homeowners are enjoying higher-speed broadband with FiOS Internet 100/100 Mbps, the “Ultimate” channel lineup (over 370 channels including Pac 12 Network and Tennis Channel), and an additional HDTV box at no additional cost.

If you were previously paying for enhanced service such as broadband speed up to 100 Mbps or enhanced channel programming and HDTV boxes, please call Frontier and check your future bills to ensure that you are not being charged for these new bulk service features.

When you call Frontier at the dedicated bulk customer service number, (844) 660-0648, verify that you are receiving the “Indian Ridge” customer package benefits, as described above. The equipment you have under this option are: 1 wireless Router, 1 HD Set Top Box, 1 HD DVR, and Digital Adaptors. According to the contract upgrade, Indian Ridge residents will be able to exchange their HD Set Top Box, HD DVR, Routers and Digital Adaptor Converters for another piece of equipment without incurring a “non-recurring charge” until May 1, 2019.

It is important that you reach the Bulk Services center at 844-660-0648, option 2, *not* the 800 number that appears on your bill. *The “retail” 800 number service desks do not have access to Indian Ridge contract and account information.* The Bulk Services operation hours are Monday – Friday, 5 a.m. to 6 p.m. PST and Saturday 5 a.m. – 5 p.m. PST. Have your Frontier account number and the 4-digit PIN which appears on your Frontier bill available. Billing adjustments, if applicable, will be made once you contact Frontier.

Some upgrades are able to be made without a technician appointment; others will require a technician to set up or exchange your equipment. You may make an appointment up to one month in advance, so please put this on your “to do” list before you return to Indian Ridge. Frontier is prepared to have more technicians on property in the Fall to service our returning homeowners’ scheduling needs.

ONLINE ACCESS TO INFORMATION



The Caliber homeowner portal is the website for Indian Ridge Homeowners to gain access to important documents and forms, to view your account activity and work order status, and catch up on Board and Committee activity by reading notes and minutes. Registration is simple through the www.albertmgt.com homeowner portal. To begin the registration process, go to <https://www.albertmgt.com>, click the “HOMEOWNERS” button on the top right corner. You will then be directed to the login page where you can “Create Login” and submit your registration.

Two email addresses per household may be registered with the Administration office for distribution of important information about your Indian Ridge Community. Find the “Email Distribution Form” on the Caliber portal, email Shannon Abner at officemanager@irhoa.com for the form, or visit us at the Office, 173 Rainbird Circle.

You can provide alternate addresses to the Administration Office for mail. The Caliber portal can automatically mail to your home and away addresses according to the schedule you provide us. Please contact Shannon Abner at officemanager@irhoa.com for details.

CID, HOA, PUD: ACRONYM SOUP

What’s a CID, HOA, PUD? Condominiums and Planned Unit Developments are the two most common forms of Common Interest Developments in California. A Common Interest Development (“CID”) is descriptive not only of a certain type of real estate and form of home ownership, but also of a lifestyle.

Indian Ridge is described as a master-planned golf course community consisting of a country club and two homeowners’ associations, the Indian Ridge Homeowners Association (“HOA”) and the Indian Ridge PUD Homeowners Association (“PUD”). So now that we have our CID, HOA and PUD acronyms sorted, let’s break out their relevant context.

A CID allows individual owners the use and common ownership of private residential property and provides for a system of self-governance through an association of the homeowners within the CID. The association controls use of the common property; and the governing documents establish the procedures for governing the association, the rules which owners must follow in the use of their individual lots or units as well as the common properties, and how owners are assessed to finance the operation of the association and maintenance of the common properties.

The terms *Condominium* and *PUD* refer to *types of interests* in land, not to physical styles of dwellings. The owners of a unit within a typical Condominium project own 100% of the unit, as defined by a recorded Condominium Plan, in addition to a fractional or percentage interest in all common areas of the Condominium project. The owners of a lot within a PUD own the lot which has been conveyed to them as shown in the recorded Tract Map or Parcel Map, and the structure and improvements thereon. In addition, they receive rights and easements to use in common areas owned by another, frequently a homeowner's association, of which the individual lot owners are members. The above are basic descriptions and should not be considered legal definitions. For more information, see <https://www.clta.org>.

The Indian Ridge Homeowners Association (HOA)

The HOA consists of 467 homes and 21 pools in the northerly half of the community. These homes are developed as condominiums and are governed by the Indian Ridge Homeowners Association. Homeowners within the Association pay dues based on the Unit's product type. Specific items paid for out of the assessments include, but are not limited to:

- ✓ Maintenance and replacement of common area landscaping inside and outside the perimeter walls around Indian Ridge
- ✓ Insurance including earthquake on structure of Units
- ✓ Maintenance of common area pools and spas
- ✓ Maintenance of all interior streets
- ✓ 24-hour security
- ✓ Cable television and Internet service
- ✓ Trash and recycling collection
- ✓ Exterior painting and roof maintenance on Units
- ✓ Maintenance of all private yard areas
- ✓ Tree trimming in all private yard areas
- ✓ Water and electricity of all private yard areas
- ✓ Maintenance of sprinkler system of all private yard areas
- ✓ Exterior pest control of Units (Limited common use areas are Homeowners' responsibility.)

Indian Ridge Planned Unit Development Homeowners Association (PUD)

The PUD Association consists of 601 individually deeded lots and homes and 17 pools in the southern half of the community. These homes are governed by the Indian Ridge PUD Homeowners Association.

Homeowners within the PUD Association own and are responsible for their individual lots, homes, and improvements. PUD homeowners pay dues to the PUD Association, which are used for the general purpose of preserving and operating the Association and for promoting the creation, health, safety, welfare, common benefit and enjoyment of homeowners, for services which include:

- ✓ Maintenance and replacement of common area landscaping inside and outside the perimeter walls around Indian Ridge
- ✓ Maintenance of common area pools and spas
- ✓ Maintenance of all interior streets
- ✓ 24-Hour security
- ✓ Cable television and Internet service
- ✓ Trash and recycling collection

The HOA and PUD Associations cooperate and share expenses on various matters of mutual interest, including security and guard service, management and administrative offices.
