



Canyon Country Club Estados

Welcome to the November & December Newsletter
Including topics discussed at the HOA Board

- Water Conservation Report is online.
- Smoking is prohibited in pool and spa areas, laundry rooms, fitness area, and clubhouse.
- Dogs are not allowed on pool decks. If you do have a service animal, please keep him/her on a leash at all times.
- Reminder: No rentals less than 30 days according to our CC&R. Owners will be fined accordingly.
- Satellite Dishes: a \$350 refundable deposit is now required for installation of satellite dishes.
- Contact: If you have a complaint or a service request, email Jennifer Huntsman at ps@desertmanagement.com. Feel free to CC a board member Desert Management

LANDSCAPE

Desert Dew Landscape has finished the renovation of our sprinkler system and the landscaping at the South Palm Canyon and Calle Pala Fierro entrance. The work on the Courtyards, with the blessing of the gardening committee, has commenced.

CLUBHOUSE

The carpets and the furniture in the club house has been cleaned.

Club House Rules: The rules for the use of the Clubhouse are: No charge for small groups up to 25 people. However, a request to use said facility must be sent to the management company.

POOL & JACUZZIS

Good news! The solar heating has made a considerable decrease in the cost of heating the pools. The Jacuzzis' are scheduled to be acid washed, and will be acid washed annually at the beginning of the season. There will be further repairs scheduled for the West Pool. The South pool needs new pool furniture unfortunately none can be found at this time. As soon as the furniture becomes available it will be replaced. Reminder of pool rules: Large flotation devices are not allowed and other flotation devices cannot be used if there 10 or more people in the pool (per the printed rules that are pool side).

COURTS

The Tennis Courts and Pickle Ball Courts continue to be used and enjoyed regularly.

ROOFS

The repairs for building 2170 are almost finished. The cleaning of the roofs is scheduled for 3 times a year. The board has sent notices to certain units regarding patio tree trimming. The rule is that your trees and shrubs must not be higher than the balcony above you. If you

If you own a one store unit your trees and shrubs must not be in contact with the roof. It is important to abide by this rule to ensure that additional debris do not accumulate on the roof. Please remember, for either maintenance or replacement of air conditioning or water heater, permission from Desert Management is required along with a copy of your contractor's liability insurance and workers compensation.

FLOOD INSURANCE

The winter is approaching and there will be damaging storms bringing high winds and torrential rain. Our CC&R's section 6.7 State that; unless gross negligence can be found by the board water damage is the owners responsibility Based on that fact. It may be prudent to contact your insurance provider to discuss water intrusion or flood insurance.

RENTALS

As you are aware Air-B&B has become big business. A scam that is happening is that; you may rent your unit to a renter for 30 days or more and that renter may sub-rent on Air B&B. A notice will be sent to all owners with the fine schedule for short term renters. Further, in accordance with article 5.4 et sec of the CC&R's a copy of the renter's lease must be provided to the board. A request for renter information form will be sent out to assist you.

CAR PORTS

The debris in the car ports will be blown out every Wednesday at around noon.

FINANCIAL

Our annual reserve study and budget has been completed. Due to rising costs it has become necessary to increase the monthly HOA dues to \$425.00.

ADA PARKING RESTRICTIONS

This is another reminder; it is illegal to park along red curbs, even with a handicap placard, as red zones are reserved for fire engines and emergency personnel ONLY. Please refer to DMV parking regulations for further information.