



ASSOCIATION #1 NEWSLETTER

Summer 2018

Water Pressure Regulators and Shut-Off Valves

As the number of buildings in the Coachella Valley is rapidly increasing, the CVWD is having to increase the water pressure to be able to deliver water to more and more customers. The increased water pressure and spikes in water pressure increases the possibility of producing broken water lines. A few of you have already experienced this and have found it to be disruptive and very expensive. One of our owners incurred an expense of over \$50,000 and did not have insurance. We have installed water pressure regulators and new shut-off valves on the water supply to all of our condos to help protect our owners from expensive repairs due to broken internal water lines. Remember that you, the owners, are responsible for all of these internal repairs except for any damage to the slab itself, the association is responsible for the slab. Most of the internal water lines are under and/or in the slabs and these can be very expensive for both the owners and the association. We suggest that when your unit is left unoccupied, whether it be for a short vacation or for months at a time, that the water be turned-off to help prevent unwanted and expensive water damage. The new water valves make it very easy to turn the water "on" and "off", the new valve is a ¼ turn ball valve and it's easy to know if the valve is open or closed. If the handle of the valve is in the same direction as the pipe then the valve is open or "on". If the handle of the valve is at a right angle to the pipe then it is closed or "off".



Open or "On"



Closed or "Off"

Garage Door Security

Please be aware of a recent problem that has occurred over in the "West Gate" area of the Cathedral Canyon Country Club. A resident had left their garage door open about 12 inches and the access door from the garage to the condo unlocked overnight. When they awoke in the morning they found that their car and several personal items including their checkbook had been stolen. Fortunately, they were not injured but were forced into addressing these stolen items. Help yourselves by not creating a "crime of opportunity".

Painting

We are in the process of obtaining bids to paint all of the trim and garage doors of our units. We anticipate contracting for this painting within the next few months. We use Vista Paint as a vendor and colors that we currently use are; VP45-13243, in Acribond 3000 for the stucco; VP45-13242, in Acribond 3000 for the block walls; 97 Mesquite, in 9800 Protec Semigloss for garage doors & trim and Black for all gates except for the pools.

Board of Directors

We need to fill a position on The Board of Directors that has a term ending in April of 2021. Our Directors manage and protect all of our interests. The Directors typically meet monthly, usually on the last Thursday of each month for less than two hours, and make landscape, lighting and financial decisions every month that impact all of us. Please contact me for additional information. My email address is "president@cccc1.com".

Trash Collection Rule Reminder

Please remember that Section Five of our Rules and Regulations details our guidelines for trash containers, storage and disposal. Included in these rules is a requirement to not put your trash at the curb for pickup until the evening prior to collection, which is usually on Monday mornings after 6:00 am, and also the requirement to retrieve the containers from the street on Monday evening. The exception to Monday as the trash collection day is if the following holidays occur on a Monday: New Year's Day, Memorial Day, 4th of July, Labor Day or Christmas, then the trash collection will occur on Tuesday.

Friendly Reminders

- For free disposal of large and/or bulky items, contact Burrtec to schedule a pickup (number below).
- Dogs must be on leashes at all times; anything otherwise is a Rules violation and subject to fines.
- Garage doors are to be open for ingress and egress only, and not to be left open.
- Please remember to pick-up after your dog.
- In an effort to deter crime, if at all possible, do not leave cars parked outside. If this is not possible, at least try not to leave valuables, keys or door remotes where they can be seen to become a target of opportunity.
- To avoid parking problems, please remember to use your garage and/or your driveway to park your vehicles. Remember that the "Guest Parking Areas" are just that and should not be used to regularly park your personal vehicles.
- Should the need arise to address any issues affecting our Association, please contact Desert Management directly. The easiest way to contact them is via their website at www.desertmanagement.com; click on "Maintenance Requests" in the upper right corner and make a request for Cathedral Canyon #1.
- Please notify the police department immediately if you see anything suspicious.

HOA #1 Board of Directors

Bill Messersmith, President
Bob Thomas, Vice President
Sher Landrum, Treasurer
Virginia Cornell, Secretary
Keith Jefferies, Member at large

Helpful Telephone Numbers

Southern California Edison - (800) 655-4555
Southern California Gas Company - (800) 427-2200
Coachella Valley Water District - (760) 391-9600
Spectrum Cable / Bulk Accounts - (833) 697-7328
Burrtec (Trash) – (760) 340-2113
Cathedral City Police Department (760) 770-0362
Dewey Pest Control (760) 327-8481

Desert Management

760-862-1202

www.desertmanagement.com