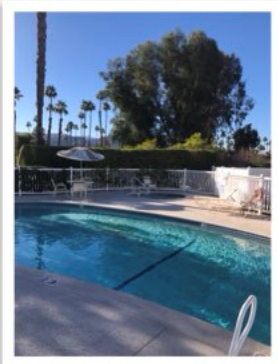


CCCC HOA#1

Budget | Pool/Spas | Annual Meeting

Pool Update

Thank you to all residents that reported issues with pools/spas recently. Your board had been increasingly frustrated with Pool Care Solutions and due to the insufficient service, your board now has a contract with Paradise Pools. Prior to the HOA hiring them, they had spent several hours to inspect our pools/spas. They presented a detailed, prioritized list of repairs that need to be completed. As mentioned in the email blast from Whitestar, they started with Pools/Spas #1 and #4. Spa #1 will be drained, acid washed, refilled and chemical balanced. The lack of maintenance caused algae to grow in Pool #4, and Paradise is currently working on it.



Budget News

HOA Fee Increase and Reserve

Your board continues to budget conservatively, while making sure the HOA has ample funding and reserves to adequately maintain our properties and common space. The board is cognizant of HOA homeowner dues and is diligent to keep fees to a minimum. This past year, while vendors increased their prices, it was in step with the decrease in inflation rates. That is the good news. The bad news is that the board was unable to collect over \$30,000 of legal fees incurred in action we were legally required to take against a homeowner, Rory Sauter who was harassing the community.

With that said, the 3.6% increase in dues will ensure we can continue to meet our expenses as well as fund the reserves account. It is essential that we continue to replenish our reserves as our community's infrastructure ages. The reserves account pays for condo painting, pool equipment replacements, asphalt /paving, etc. This approved budget guarantees that \$71,000 will be credited to the reserves fund for 2025.

Dues increase effective January 1, 2025, please update auto-pay to \$550. Any past due can be made by check mailed to MGR office.

CCHomeowner News

Clubhouse and CV Link

For the first time ever, the CCCC clubhouse is closed indefinitely. JC Golf has stated that due to financial constraints, they are unable to keep it operational.

The CV Link continues being constructed in the wash, adjacent to our HOA and golf course parking lot. Spanning from Cathedral Canyon to the clubhouse, then down across the wash and up to the West Gate property, we will most likely see more traffic through our community including pedestrians, bicycles and electric carts. Please be aware of any one that might not live in the community. If you see something, say something.

Sign up for email updates from CC Homeowner News at www.cchomeowners.com



Neighborhood Alert

Rory Sauter

Please be aware of this person. He is violent and dangerous and is not allowed on Cathedral Canyon County Club premises. He has a long rap sheet, has threatened physical and emotional violence against several of our neighbors, employees at WhiteStar Management as well as former JAX GM Anna Rosa Caukins. Over \$30,000 of your HOA money was spent in legal fees in an action against him. He was known to be seen in our community during the past Thanksgiving holiday. If you see him, DO NOT approach or confront him. Call Cathedral City Police 760-770-0362 immediately.



New Management

Whitestar now MGR Property Management

As of January 1, WhiteStar Management was integrated into MGR Property Management. The location of the office is the same at 72000 Magnesia Falls Rancho Mirage. Our new manager, Bianca Arreola can be reached at barreola@mgrmgmt.com.

For immediate service, contact the HOA Services Team for assistance with service requests, gate issues, account information, etc at (760) 773-0123 option 2 or HOAServices@MGRMgmt.com . For common area property emergency after hours, or on the weekend, please dial (760) 773-0123 and option 7 to reach our Emergency Services Line. Here is link to portal: [MGR Portal](#)





Annual Meeting

SAVE THE DATE
SATURDAY MARCH 22

HOA 1 Annual Meeting will be held Saturday March 22 @3:30pm in Clubhouse #9, 7650 Calle Mazamitla. West Gate code #2112.

We strongly encourage homeowners to attend, as your input is essential. Meet your neighbors and ask questions of the board!

Important Contacts

Burrtec 760-340-2113.
Cat City Police 760-770-0362
CV Water 760-391-9600
SC Edison 800-655-4555.
SC Gas 800-427-2200
Spectrum 833-697-7327
MGR Property 760-773-0123
HOA #1 Website www.cccc1.com

Board of Directors

Brian Holmes, President
Mike Grant, Vice President
Sher Landrum, Treasurer
Michelle Giacomuzzi, Sec’y
David Lapenat, Director

Land Lease Terms and Conditions

CCCC Exploratory Committee formed

On December 23 2024, your Board of Directors met in an Executive Session. We discussed the Main Gate proposal to proceed with an exploratory examination of the terms and conditions of the master lease that pertain to the appearance and maintenance of golf course operations, management's expectations for the golf course and clubhouse, as well as the possibility of extending our land leases.

In collaboration with the 16 other Homeowner Associations within CCCC, your Board voted to support the decision to form a seven-member committee to pursue these matters, believing that a cohesive approach offers our community the best chance of success. The committee's purpose is to represent the best interest of the 1,113 homes in our community as we address the specific issues at hand. Members of the CCCC Exploratory Committee include.

- Dianne Gardner - HOA 5 (MAL),
- Chad Leitch - HOA 12 (MAL)
- Michele Radosevich - HOA 15 (MAL),
- Kathleen Rezzo - HOA 18 (Secretary)
- Jan Romerdahl - HOA 11 (Co-Chair)
- John Van Buskirk - HOA 18 (Chair)
- John Vertes - HOA 6 (MAL).

If you have any specific questions regarding this initiative, please contact:

Michelle Giacomuzzi HOA 1 Sec’y at mgsingz@yahoo.com

