



# Las Palmas Breeze

News and Information for the Residents

May – June 2019

## Bob's Blog:

... by Bob Spalding

I only recently became aware that not all of the HOAs in Laughlin have a clubhouse. While most if not all of them have pools not all of them have a clubhouse.

I have been told by many vendors and visitors that we have the nicest clubhouse in the area and that is good to hear.

Several years ago we added cable TV and Internet in the clubhouse to add a little value for our monthly dues and to help out our part time owners that do not want to add these services to their unit. We have many residents in our clubhouse on a daily basis using the Internet and occasionally watching the TV. Good use of our facility and services, I think.

### Well We Got Our Money's Worth on This One:

The clubhouse has a new air conditioning unit after the original (yes, over 30 years old) was replaced. It is hard to believe that the old unit worked basically 16 hours a day 7 days a week for over 30 years. That is over 175,000 hours of use. After a few problems last summer with the unit failing it was time to replace it but it served us well.

**Our Pools...:** From time to time I have been asked why our pools are not heated. When Las Palmas was built the nearest gas connection was by Aldape's Market so that is why we are an all-electric community. In fact, 2 years ago I met with Nevada Energy about getting a gas line from the middle of Las Palmas Lane into our complex to the

pool equipment area for a gas heater and the cost would have been \$40,000...OUCH!

I also had a solar company in 2 years ago to inquire about solar heating the pool and the only area for cells was the clubhouse roof and the angle of the sun in the Fall and winter months is so severe that the cells would not adequately heat the pool.

Pool covers for our type of pool are not allowed by Clark County because of the potential of someone being caught under the cover and drowning. Our pool is considered a private pool with public access so we cannot have a pool cover.

Unless there is some type of new technology for heating our pools acceptable to county agencies this will not be done in the near future.

**Just a Reminder:** Anyone requesting repairs or work to be done in Las Palmas should notify CDM and they will schedule the work to be done.

No owner/resident has the authority to contact any Las Palmas vendor and request exterior work to be done for Las Palmas without approval of the Board of Directors. This is a hard fast rule and will never be waived.

Now there may be repairs needed for your unit on interior issues that you will be paying for but any Association repair(s) must go through the Board and CDM.

**Posting Signs in the Common Areas:** Lately, residents are posting signs in the common areas without the approval of the Board of Directors. Any and all signs that are posted in these areas must be reviewed by the Board and if deemed necessary will be ordered and installed under Board direction. Any

signs not approved by the board will be removed and discarded.

**Window Replacement Project:** Building 1948 (the one behind the clubhouse) recently had new windows installed. Go and take a look and see how they look. Building 1976’s windows have been ordered and will arrive in early May. The 1960 building’s windows will be ordered in early May for a late May early June installation. This is a slow process so please be patient.

**Crack seal and striping:** May 13-18<sup>th</sup> will be the dates for the slurry coat project in our complex. The west side of the complex will be done May 13-15<sup>th</sup> and the east side will be done on May 16-18<sup>th</sup>. Postings will be made around the complex and on your doors as we approach these dates. Please assist us by moving your vehicle(s) as needed to allow for the company to come in and get this done as soon as possible. Thanks.

**A Clarification:** Each owner of a unit at Las Palmas owns 1/176<sup>th</sup> of the common area and has designated the management of all Common Area to be administered by the Board of Directors. When a unit is purchased each new buyer(s) **receives a copy of the Rules and Regulations and CC&Rs and signs a form that they have read them and will abide by them.** CDM maintains a copy of this acknowledgment in their office.

Under the CC&Rs on page 2 Common area is defined as “landscaping” as one of its elements. Landscaping is basically all of the dirt areas that surround all of the buildings of Las Palmas. No owner/resident can plant or place anything in the common area without prior Board approval. If anything is placed into the common area without Board approval, then the owner/resident can be asked by the Board through CDM to remove it at their own expense.

No owner/resident can ever place anything into or onto the Common Area that impedes any other owner/resident from using that area.

The owner of any unit in Las Palmas “owns” only the interior surfaces of their unit minus the sliding glass doors, front doors and windows. The Association, through the Board, controls those elements.

Please be aware that any attachment to the exterior walls or on the roof of any equipment without prior Board approval will be a violation of the CC&Rs as they pertain to the Common Area of Las Palmas and you can be asked to remove it at your own expense.

**Dog Issues:** Dog owners are still not cleaning up after their dogs. All residents are expected to walk their dog(s) with “doggie bag” to pick up after their pet(s). Keeping Las Palmas looking well maintained is a monumental job and dog owners need to assist in any way by managing their pets when they are outside.

**Anniversary/Birthdays:** If you are interested in sharing your birthday or anniversary with your fellow residents please email the information to [laspalmasbulletin@yahoo.com](mailto:laspalmasbulletin@yahoo.com) .

**Birthdays and Anniversaries:**

Happy Birthday to:

Robert Pederson	05/08
Charlie Son	05/12
Judy Chromik	05/22
Vickie Woodburn	06/04
Michael Cameron	06/10
Mark Muench	06/15
<b>Jim &amp; Vickie Woodburn</b>	<b>06/27</b>

**CLUBHOUSE SCHEDULING**

**Every Monday**

Cards (Hand and Foot)

We play for \$1.00 each

1:00 pm - ????

**Every Second Friday**

**Mahjongg – 10:00-2:00 pm**

**Every other Wednesday-Cards 1:00 pm**

**Next HOA Meeting is June 15th  
10:00am in the Clubhouse**

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