



# Las Palmas Breeze

News and Information for the Residents

November – December 2018

## Bob's Blog:

... by Bob Spalding

So another year as run its course and I see all that has been accomplished in 2018. I think with the painting concluded we should have a calm end of the year. Then ramp up again in Spring 2019 with slurry coating. The fun never ends.

**A 'BIG' Project:** Over the past few newsletters I have alluded to common areas and what the Association is responsible for and now we are taking on a new large project...replacing the windows in all units at Las Palmas. Our current windows are 30+ years old and they leak when it rains not to mention there is no energy efficiency in them. So with the new budget that will be approved in December it is hoped that we can begin the process in early 2019. This is a multi-year long process because of the cost and the mechanics of getting access to all units but we will prevail.

**Now the Bad News:** In order to pay for the new windows, the monthly dues will need to be increased. The tentative budget is set to increase the monthly dues \$12.25 a month to \$225. All of the increased dues will go into the reserve account to pay for the windows. None of the increase will be used for operational expenses.

**Here's a Way You Can Help:** If you have not already done so it would be a good idea to send CDM a key to your unit. Why do they need a key?

If there is an emergency or when windows are installed and you are not at the unit then they can gain access. The key resides at CDM's office and is controlled by them at all times. Just a thought.

**An Interesting Conundrum...:** I am not sure that this is ever come up before but it did recently...a resident would not allow CDM into their unit after damage had been reported. There was a leak and the ceiling area in this unit was damaged (as it is understood) from another unit but the owner would not allow CDM to enter the unit to assess the damage and get a contractor in to repair it. Unfortunately, in this instance no one except the owner knows the extent of the damage and how to repair it. Under the CC&Rs the association is responsible for all interior structural elements in our units. Owners are not allowed under the CC&Rs to repair or modify any structural parts of their units without Board approval. Not sure how this will eventually be resolved...

**Out for a stroll?:** Here's a little something I do when I am walking around the complex...I get a doggie bag out of one of the stations at the start of my walk and as I walk the complex I pick up trash. Now I have never picked up anything too big at least it all fits in one of those tiny bags but I pick up whatever I see and deposit it into the trash can closest to my unit. Maybe you can help keep Las Palmas clean when you are out walking too???

**Jumping over the Walls:** Our jumpers are back in the complex as I have been getting notifications of young people jumping over the exterior walls it seems early in the morning. As with any violations CDM needs to be notified of the date, time and unit number that the person came from or returned to. There is an automatic fine for the owner. If you see it do not attract attention just get the necessary information and let CDM handle it for us.

**Palm Trees:** Last issue we had information about the palm trees having the dead fronds cut off and now we will begin the process of stripping the old dead bark from more trees. The bark is a great place for birds, spiders and scorpions although Las Palmas sprays for these pests. The trees that will be looked at are around the pool and going down the drive to enter and exit the complex.

**CDM – Who Are They and What Do They Do?:** CDM is our management company and we pay them every month to handle our finances, maintenance issues, resident issues and many other items. They do a great job for us but sometimes they drop the ball and we have to remind them of what needs to be done. One problem as stated in other newsletters is that there is a scarcity of contractors that work in Laughlin. Nevada has made it too expensive and too tough on licensing requirements for Arizona contractors to come over here and work. Sad fact but true. That is why when a street light goes out it might take a week or longer to get it fixed because there is only “ONE” electrical contractor that works in our area. So when you contact CDM for a maintenance issue just understand that Las Palmas has to wait in line with all the other Laughlin residents to get a job done.

**Parking Spaces:** Remember that anytime you are parking in another unit’s parking space you must have their approval in writing. Verbal does not work if there is a problem. So if a neighbor gives you the “ok” just get a note documenting their permission.

**Crack seal and striping:** The slurry coat and crack seal has been delayed because the painting took so long. It is now scheduled for March 2019 and the price quoted over a year ago is still being honored by the company.

**Dog Problems:** Las Palmas has a weight limitation on dogs in our community...30 pounds when full grown. It is important for the residents to be aware that any dog over that weight limit can be asked to remove the dog from the complex.

The Board understands the importance of pets to many of its residents but also is aware of the problems that larger dogs bring into an enclosed community with smaller dogs.

**Email Delivery of Las Palmas Bulletin:** Currently we have almost 65 residents that get this newsletter via email. Please send an email to [laspalmasbulletin@yahoo.com](mailto:laspalmasbulletin@yahoo.com) if you would like to join this list.

**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:	
Jim Woodburn	11/10
Jim Schilla	12/09
Tom Kirkpatrick	12/18
Jim and Jen Schilla	11/08

**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**

**Annual Owners Meeting December 8th  
10:00am**

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