

## Presidents Report – November 1, 2024



Welcome Fall, get your comfy sweaters, shoes and jackets ready. As we wind down 2024, don't forget to turn your clocks back an hour this weekend.

At our last Executive meeting the Board discussed dues collections, property violations and legal matters. There was continued discussion around a contract for bulk TV and internet services for all owners in our HOA, IPCCA. The Board will send out a survey asking owners if this is something they want. Look for that in the upcoming months and thank you to Rick & Lynn A. on the Board for doing the research and meeting with the contractors.

Many thanks to the Architectural Committee for their hard work and Kathleen from the Board for assisting them. Please remember that owners must fill out an architectural application and submit it to PPM prior to making any exterior modifications to your home. All forms are on the website at <https://hoa-ipcca.com/>

The Lifestyle Center Committee will meet in November, and I am on that Committee. If you have any concerns or ideas, send them to Shelly or Nick at PPM and they will forward them to the Committee.

So many of you have noted the improvements at the Lifestyle Center. The last couple of years we took a nice facility and turned it into a beautiful facility. As Homeowners, these improvements only make your home more valuable. As of now the Board has decided to not allow anymore non IPCCA homeowners to become deeded members, they will have to use the "pay as you go" system. We want to ensure that you, as the owners, can use the assets you pay for. Please remember to always have your membership card with you as they are checked.

Remember to treat other members and staff with respect and kindness as we move forward through this busy snowbird season. If any member is found not to follow the rules and respect the staff, your membership rights may be revoked, and/or you will be brought to a hearing before the Board and possibly fined.

On another note, all Homeowners have a responsibility to be a good community member/neighbor so if you see something, say something. Reach out to PPM and they will follow up on the issue and handle it or escalate to the Board and/or legal counsel if need be. As a Board, we are elected to run the HOA, create policies, rules & regulations and fines for violations, much like a business. BUT we (the Board) are not going to police the neighborhood, that is up to PPM, so please report items to them for follow up. The issue of trash cans is an ongoing item. We are asking everyone to be diligent in removing the cans from the street after pickup. Did you know Burrtec has curb service. Call them for more information, 760-340-2113. PPM does not manage trash as you pay for that service through your property taxes.

In continuing talks with the other HOA's at the IPAC meetings, there will be ramping up of an increased presence for speeding and failing to stop at stop signs. But remember it's a big community to cover so they can't always catch every violator.

The Board is pleased to announce a combined effort and approval of awarding a contract to International Paving Service in conjunction with the Master HOA to do crack fill and seal coat on all the streets in IPCC. This work will most likely be done right after the Festivals in April. More information will be sent to all owners as this project gets closer. This will include painting red curbs and stop bars.

For owners concerned about the chemicals being sprayed on the property by Vintage Landscape, you can find their chemical report on the main page of the website or posted at the Lifestyle Center in the bulletin board on the outside of the building. The HOA is required to keep 2 years of these postings, they will be in a folder at the gym desk if needed starting this month.

The Board is planning a study (strategic planning) later in the year or beginning 2025 to put the necessary major repairs/replacements in order of importance. We do have a Reserve Study that will assist with this process.

We will be holding another Open House for all IPCC homeowners at the LSC pavilion near the pickleball courts after the new year. This will be an informational meeting to get to know your board, committees, neighbors, and management company - PPM. Please don't mistake this as a Board meeting, if you want to pull a Board member or a PPM member aside for a discussion after

the informational summary, please do. This will not be a back-and-forth forum to complain or chastise in front of all attendants. We thank you for respecting this.

I want to mention that the date for our annual members' meeting will be March 18, 2025. This will be an in-person meeting, location TBD. Your presence is appreciated and welcome. If you would like to volunteer to be an Inspector of Elections or a District Delegate, please contact Shelly at PPM.

The Board encourages you to sign up for ACH through your Homeowner portal with PPM (hoappm.com). Your dues payment is pulled from your account on the 5<sup>th</sup> of every month, and you don't have to worry about being late. Also, if the dues amount changes from year to year, the ACH automatically changes that too. Please see attached regarding PPM's new Mobile App.

Currently, Terry, our CPA/Treasurer is working on the 2025 budget for IPCCCA & LSC with PPM's assistance. These will be presented at the November meeting to the Board for approval. If approved, the budget package will be mailed out by PPM at the end of November.

Thanks to PPM for their valuable assistance and guidance and this expands further than just Shelly and Nick. Remember, let's keep Indian Palms Community Association a beautiful place to live. We can't control the other 17 HOA's inside IPCC, but we can certainly control ours and we will work diligently and progressively for our Homeowners.

Respectfully,

*Lynn Schaan*

Board President - For the Board of Directors – IPCCCA

Important PPM References Below:

68950 Adelina Road, Cathedral City, Ca 92234

Phone – 760-325-9500 – 24 Hour Answering Service at Same Number

For accounting/dues items – [accounting@ppminternet.com](mailto:accounting@ppminternet.com)

For work orders – [workorders@ppminternet.com](mailto:workorders@ppminternet.com)





# PERSONALIZED PROPERTY MANAGEMENT

## Personalized Property Management Mobile Application

Introducing Vantaca Home, your community portal now available as a mobile app in iOS and Android! Make payments, request a service, and see progress on your previous requests through the app.

### Experience Community Anywhere, Anytime



**Personalized Dashboard** : Personalized, up-to-date insights into your account.



**Easy Payments:** Manage your payments with our convenient mobile payment options.



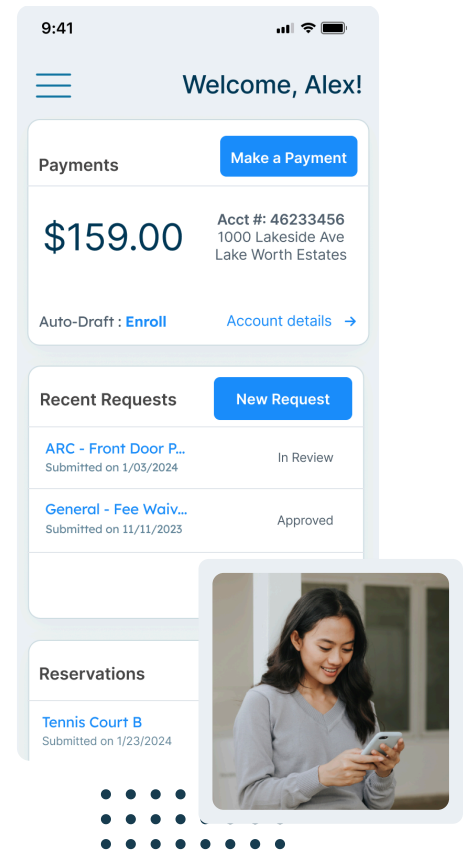
**Convenient Requests:** Submit a service request or reserve an amenity while you're out and about!

### Your Portal Across All Devices

You can access your community portal via the mobile app and via the community portal website through your desktop or mobile device.

### Ready to Dive In?

Log in through your community portal website or download the Vantaca Home app today!



Scan Here to Download!



Apple App Store



Google Play