

President's Annual Report to Homeowners
Canyon South I
January 28, 2023

Canyon South 1 continues to be one of the most coveted communities in which to reside in South Palm Springs. The overall beauty of the property, general friendliness and kindness of neighbors and beautiful grass and trees have continued to cause this community to be very popular with quick and rapid sales when unit owners have decided to list or sell their properties. The community has enjoyed a lush green lawn this winter based on being able to secure overseeding grass and fertilizer applied after the fall scalping. While we have had a cooler winter on average, the grounds have looked great with deep green grass.

Landscaping:

This year was marked with several repairs that were required to the irrigation system that feeds our landscape. Ishmael and his team have had to replace several sprinkler conduits throughout the property as well as irrigation lines in the front facing desertcape on both Caliente and Laverne Way. The age of the irrigation system created the need for multiple repairs this year with a focus on updating with parts that will last longer.

Ismael arranged again to get our palms trimmed in early summer this year. This helped alleviate significant droppage in the pools and allowed for easier maintenance.

Pools and Spas:

Our pool maintenance contractor has continued to serve the HOA well again this year. We updated and renewed our maintenance contract this year. They have continued to be responsive to issues reported and have addressed them in a timely manner.

New gas lines had to be ran to the new heaters installed due to aging gas lines that had developed leaks. In the process of having these lines replaced, we discovered that there were additional leaks in the lines near the gas meter and those lines and a new meter were replaced and installed by SoCalGas Company our gas utility provider.

The Pool Heater and Spa Heater at the center pool were replaced due to their age and function, The West Pool heater was replaced after having been stolen last winter. The new heaters will provide greater efficiency in heating the pools and spas.

Security in the west pool equipment area has been an issue. New security measures were added to this area including more enhanced locking mechanisms for the gate and a security cage built around the West Pool Heater as well as motion detection lighting and tagging of the heaters in a manner that would make it clear they belong to this property.

Tile Roofing:

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It was time for the community to refurbish and renew our tile roofs. The board conducted a diligent review of the proposals submitted and a roofing contractor was selected to begin the work on replacing the roof underlayment, tile maintenance and replacement and flashing that are part of our tile roof system. The board agreed that this work should all be completed for all units at the same time ensuring that the work would all reside under the same warranty and would be done over time between the end of October and running through March.

Thank You and Final Thoughts

I would like to thank Steven Wolfe, Miguel Cornelio, Rusty Kelly, and Kathy Barrett for their work on the board this past year. This board has been an absolute delight to work with and lead this past year. I would like to thank Howard Goldberg for his invaluable assistance of keeping the community informed via our electronic newsletter and sending out important information the board needed to convey via our electronic communication channel.

I have determined that I will not be on the HOA board in the upcoming year. I am confident in the remaining board members and the new ones who have expressed interest will continue to serve this community well and keep Canyon South 1 a beautiful community like no other in Palm Springs.

And finally, I would like to extend a thank you to David **Schuknecht** who has been our Property Manager for several years here at Canyon South 1. David will be moving into a larger leadership role at Personalized Property Management (PPM). Please welcome our new property manager Jennie Tidwell, who has already proved to be a delight to work with, and the community I know will be well served by her leadership.

Thank you for the privilege I have had to serve as your President for this HOA this past year.

Steve Suttles