

**President's Annual Report to Homeowners
Canyon South 1
April 5, 2025**

Canyon South 1 Community

Good morning, everyone. As the President of Canyon South 1 HOA, I want to thank each of you for attending today's general meeting. Your presence and participation are what make this community thrive. It is my pleasure to present the President's Report, highlighting our accomplishments, current initiatives, and future goals.

1. Community Achievements & Updates

Over the past year, we have made significant progress in various areas:

Maintenance & Improvements

- All three spas have been resurfaced and cleaned.
- The pool decks of all three pools have been cleaned, painted, and resurfaced.
- Metal gating has been touched up to address rusted areas.
- All metal pool furniture has been repainted.
- New umbrellas have been installed.
- New nets and life rings have been added to ensure compliance with safety regulations.
- The East and Middle spa pumps have been replaced.
- An automatic water fill system has been installed in the West pool to maintain water levels and prevent equipment damage (the other two pools already had this feature).

A special thank you to Ismael at J Hunter Pools for his hard work this past year in maintaining our pools. His dedication and attention to detail have ensured that our pools remain in top condition for all residents to enjoy.

- All in-ground trash cans have been removed.
- Sprinkler heads around the metal gating at the pools have been relocated to minimize damage to the deck and fences. Some bubbling issues have arisen due to recent heat, and we are actively investigating this.
- Many irrigation issues have been addressed as some of our pipes are now 50 years old. We have replaced aging pipes with better-quality materials, though this has been an

unplanned but necessary expense. All repairs were completed promptly to prevent further damage and water waste.

- We have established accounts with two local wholesale growers, allowing us to purchase plants, trees, and flowers at a significant discount.
- We replanted 80 Pyracantha Vine plants that died over the last few years, mostly last summer.
- Many burnt-out lights have been replaced, but thankfully, we have not experienced major outages due to rain as in previous years. As older fixtures fail, we are replacing them with new ones, as California law no longer allows us to purchase fluorescent lighting.
- All 68 residents garage address lights were replaced. Thank you to Grayco Electric for giving us such a great deal. Jesse is great to work with.
- Several new solar installations were completed this year.

Financial Health

Our HOA remains financially stable, with a balanced budget and prudent financial management. Our CD has generated over \$10,000 in interest this past year.

2. Ongoing Projects & Initiatives

- We are currently working with our lawyer to update our CC&Rs, as they are outdated.
- This year, we will be painting the front walls of units.
- Stucco repairs will begin for those who have requested them. We did not have enough repairs last year to justify purchasing supplies in bulk, but we are now ready to proceed. If your unit needs stucco repairs, please notify us so we don't miss you.
- We will be removing Pampas grass near buildings, as it poses a fire hazard. It will be replaced with desert-friendly plants such as aloe vera or similar drought-resistant options.

3. Community Participation

- A special thank you to the residents who use the Portal to report outages and issues. Your reports are invaluable. If you need assistance using the Portal, PPM is happy to help.

Compliance Issues

- Please ensure that all new HVAC installations comply with our CC&Rs. Our requirements differ from those of the City of Palm Springs.
- All solar and architectural requests must be submitted through the Portal for review by the Architectural Subcommittee and Board approval.

Community Growth

- We extend a warm welcome to all our new neighbors! This has been one of our biggest years for new residents, and we are excited to have you in our community.

4. Conclusion

I want to express my sincere gratitude to our board members—Rhonda, Miguel, Howard, and Rob—for their dedication and teamwork. Special thanks to Carl and the Architectural Subcommittee for managing numerous projects over the past year. Your contributions help make our community a wonderful place to live.

A special thank you to Ismael Ramirez for keeping our community so lush and well maintained and for all the other jobs around our community that he and his workers do, and always going above and beyond.

A big thank you also to PPM and Jennie for their hard work in handling countless emails and responding so efficiently.

Our accomplishments this year have been significant, and I am proud of what we have achieved together. Let's continue working to make Canyon South 1 one of the best places to live.

Thank you, and I look forward to today's discussions and your valuable input.

Kathy Barrett Tursi

President, Canyon South 1 HOA