

DESERT CITIES HOA COUNCIL

Recap of Meeting October 15, 2015

HOA Members Represented

Canyon Sands

La Pasada

Cathedral Canyon #1

First Service Residential

Cathedral Canyon #17

Montage at Mission Hills

Cathedral Springs

Sun City Palm Desert

First Service Residential

Legal Counsel – Jennifer James – Affordable HOA Legal Services

Welcome: Mike Traidman, Chair

Treasurer's Report – Mike Traidman announced that the current treasury balance is \$185.70

Guest Speakers – Gabriela Harvey, Public Information Office –
Coachella Valley Mosquito and Vector Control District

Rod Chamberlain, Lead Operations Supervisor –
Coachella Valley Mosquito and Vector Control District

“Protect Coachella Valley, Fight the Bite Together”

Guest Speaker – Mike Traidman welcomed Gabriela and Rod.

Rod provided a PowerPoint presentation: **Working Together to Prevent West Nile Virus**

Background

- Coachella Valley Mosquito and Vector Control District works to minimize the risk of disease transmission through effective and environmentally sound vector control and disease prevention programs.
- Collaborates with cities, partner agencies, HOAs, and residents to provide guidance on how to eliminate vectors and their habitats.
- The District was originally created to deal with eye gnats.
- During the 1050's their mission was expanded to include mosquitoes, then other vectors.

What is a Vector?

- A vector is an animal or insect that can make you sick...or cause a lot of pain or discomfort!



Mosquitos



Eye Gnats



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Red Imported Fire Ants



Bees



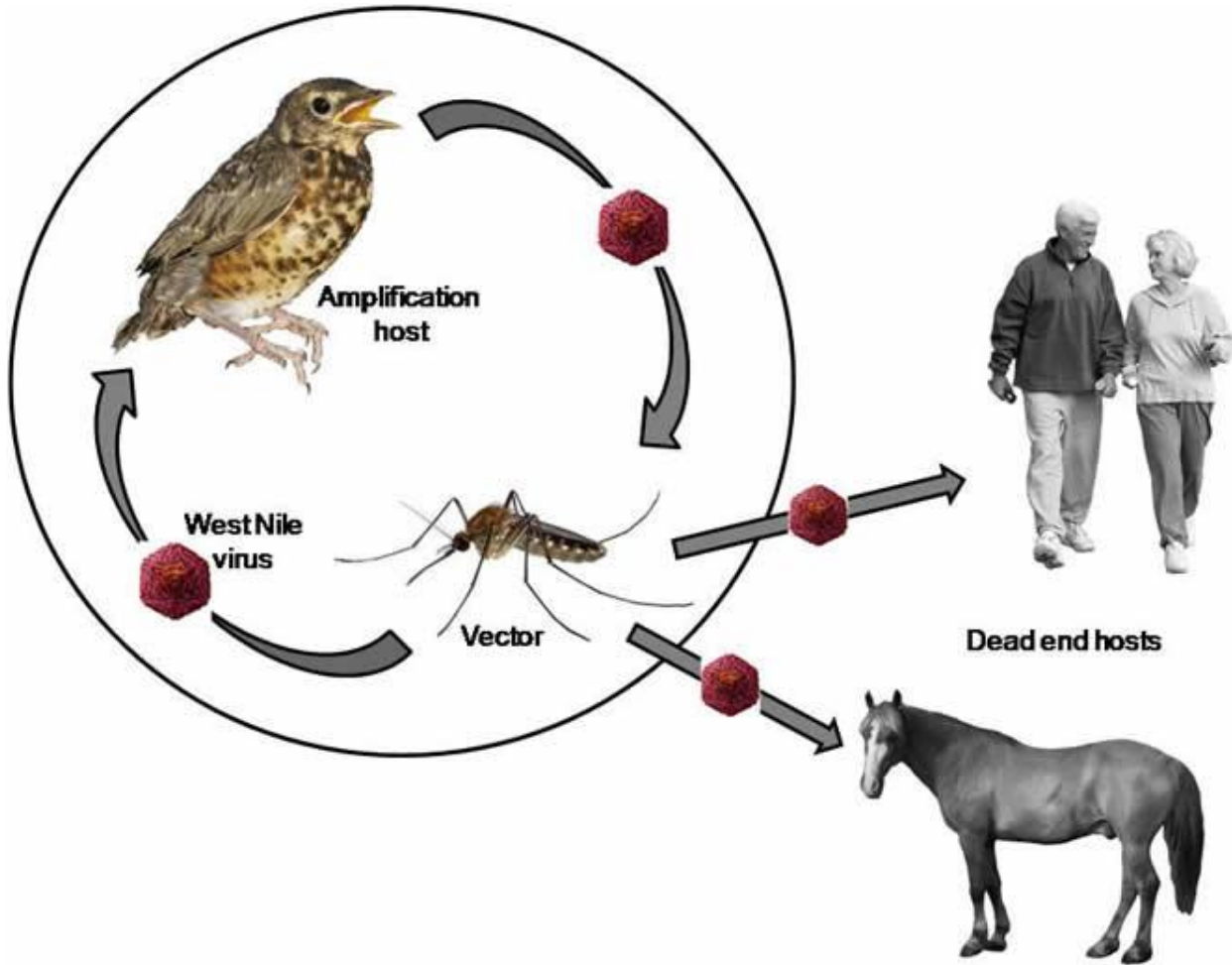
Rodents

Valley has tree/fruit rats; they live in family groups, not colonies like Norwegian wharf rats. The tree /fruit rats do not carry diseases.

Main Focus - West Nile Virus

- A mosquito-borne disease first reported in California in 2003.
- Humans get West Nile virus via bite of infected mosquito.
- 1 in 5 people have mild illness or ***no symptoms***.
- 1 in 150 become seriously ill requiring hospitalization.
- Virus can cause inflammation of brain and in rare cases death.
- Human-to-human transmission does not occur.

Transmission cycle of West Nile Virus begins with an infected bird

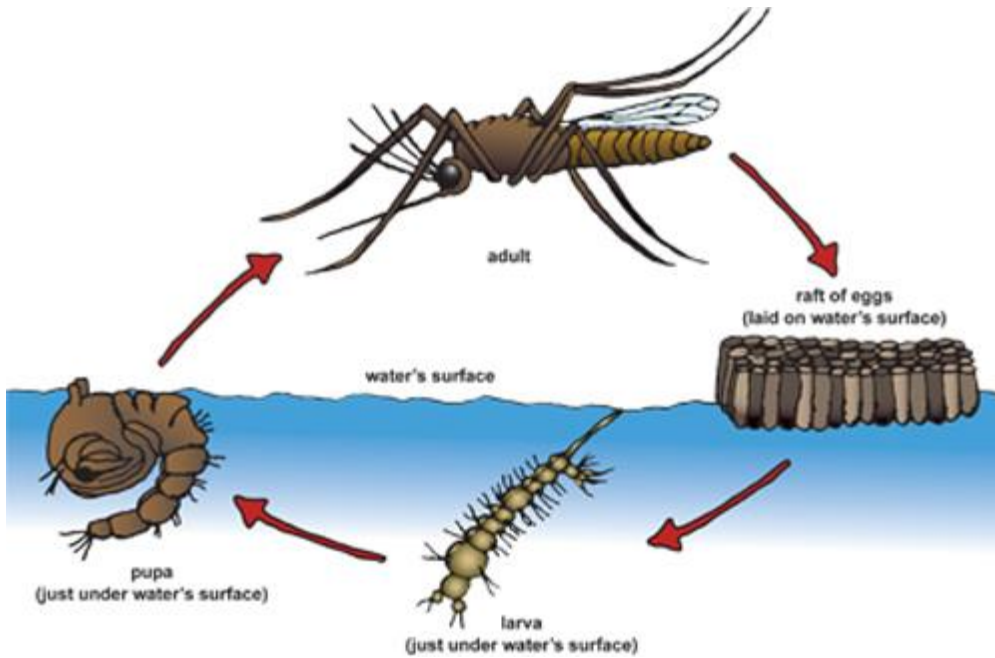


West Nile Virus

- **2014** – California had more West Nile virus cases than in any year since disease was detected. Valley had 0 cases last year.
- **2015** – 311 cases so far this year in the state; 1 in Coachella Valley. More virus activity in the Valley this year than in the last decade. Return of Saint Louis encephalitis.
- **Elderly** and people with low immune systems most at risk.
- **Milder Symptoms:** fever, headache, body aches, nausea, vomiting, swollen lymph glands, skin rash. May last a few days to several weeks.
- **Serious Symptoms:** high fever, headache, neck stiffness, disorientation, coma, tremors, vision loss, paralysis. May last several weeks and neurological effects may be permanent.

Mosquito life cycle – average 96 hours from egg to adult capable of laying more eggs. less time in the desert during the summer.

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Problem: Standing Water

Catch basin filled with water to street level; high potential for mosquito breeding identified.



Standing water in a dry well.

How do catch basins/dry wells get that way?



Poor watering practices

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Overwatering

Lack of routine maintenance and oversight

Solution: Implement Best Practices to Reduce Standing Water

- Reduce or eliminate mosquito production from both permanent and temporary water sources.
- Reduce the potential for disease transmission to humans.

Bonus Benefits:

- Supports water conservation by reducing water wastage.
- Protects residents from falls on potentially slippery sidewalks.

Best Practices – Property Maintenance

Eliminate manmade mosquito breeding sites and refuges

- Drain water standing longer than 96 hrs.
- Dump/change outside containers/objects collecting water.
- Drill drainage holes, cover, or invert containers/objects that can hold standing water and must remain outdoors.
- Use waterfalls, fountains, aerators, mosquitofish in ponds and ornamental water features.

Best Practices – Property Maintenance

- Clean clogged rain gutters and storm drains. Keep drains flowing freely and clear debris.
- Thin branches, trim, and prune ornamental shrubs to minimize sites mosquitoes can hide.
- Install screens on small drains; keep them free of water/debris.
- Back-fill tire ruts/low areas that hold water for more than 96 hrs.



Best Practices – Landscaping

- Use desertscape/drought tolerant plants in common areas.
- Use setbacks (rocks, permeable pavers, desertscape) between grass and street.

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- Encourage homeowners to transition to desert landscape



Best Practices – Irrigation and Drainage

- Prevent Mosquito-breeding associated with poorly managed irrigation, drainage, and landscape features
- Design/improve irrigation systems and grading to use water efficiently and avoid standing water.
- Underground drain pipes should be laid to grade to avoid low areas holding water more than 96 hrs.
- Control vegetation to allow access to District personnel.
- Remove vegetation in water features providing protected spots for mosquitoes to lay eggs.
- Check and repair leaky outdoor faucets.

Best Practices – Irrigation and Drainage

- Keep ditches clean and maintained.
- Routinely inspect, maintain, repair irrigation system components, including pipes, dams, ditches, drains.
- Manage sprinkler and irrigation system to minimize runoff entering storm water infrastructure. Sprinkler type and distance from streets and sidewalks are key!
- Use drip irrigation and fan nozzles.
- Time sprinklers to run often but for shorter periods.

Best Practices – Storm water/Infrastructure Management

- Keep that water running!
- Design structures so that they do not hold standing water for more than 96 hrs. to prevent mosquito development.
- Consider the use of debris screens, permeable paver gates.
- Design and containment basins with adequate slopes to drain fully.
- Inspect drains regularly for standing water/immature mosquitoes.

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Best Practices – Training and Education

- Inform Property Owners and Landscape and Maintenance Staff about Best Practices and Personal Protective Measures
- Provide best practices training for Irrigation, Maintenance, and Security staff re: sprinkler placement; routine maintenance; what to look out for.
- Apply repellent around dusk and dawn when mosquitoes are active.
- Wear loose-fitting protective clothing including long sleeves and pant legs.
- Install and maintain fine mesh screens on windows and doors.

Best Practices – Collaborate with Us

- The District has a blanket warrant to enter any property to inspect for vectors and treat as necessary – they do not need your permission.
- Contact the District to evaluate your property for mosquito breeding to prevent a mosquito problem on your property.
- Ensure mosquito control technicians are able to easily access and treat mosquito breeding sites.
- Help us help you protect your residents!
- Fight the Bite!

Forum: “Best Practices of HOAs”

Mike Traidman began with an example from **Mira Vista** - One best practice we use to save money is to leave the front guarded gate open during daylight hours. We have the arm lowered so nobody can get in. This saves us \$200-300/month in electricity.

Lisa Olsen of **Mountain Shadows** indicated that her focus was on communications – her examples are attached. The first is a refrigerator magnet with the contact information for their property management company and the HOA site. She had her property management company assist her in conducting a Survey Monkey community survey and the top item desired was more communications. So she started a community newsletter. She keeps it concise, colorful and most of all positive. The general criteria and a sample attached.

Diane Weist of **Canyon Sands** described the success of their Social Committee – This has been a great help in providing opportunities for homeowner to meet. For some homeowners it provides some of the few opportunities they have to leave their homes. They have multiple activities every month, picnics for every holiday with pot lucks and an annual party. It has been very successful.

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Dave Carter of **Cathedral Springs** said he has focused on control of board meetings – They have a 3 minute rule for speakers. They may only discuss/comment on items on the posted agenda. Homeowner may suggest agenda items by submitting a card containing:

- The subject
- The reason it needs to be discussed
- Up to three suggested actions/solutions with their preference indicated

Cards must be submitted to the property manager at least 2 weeks before the required posting of the agenda. They use an egg timer to monitor the 3 minutes.

The information from the cards and Board actions are included in the minutes. This has made it possible to get through Board meetings in 1 to 1 ½ hours.

Mike Traidman provided information provided by Jim Tufo of **Parc La Quinta** (he was unable to attend but mailed in information). There are two items attached from Jim: Survey sent out to their 150 owners in July 2015. They received 80 responses, all comments were tabulated and the Board will review at their October meeting.

The second item was: “To rid our Board of an uncooperative Board member, our lawyer drew up this code of conduct to be signed by all Board members to be part of our Executive Board which made all decisions per our CC&Rs and Davis-Stirling.

The Board member refused to sign; he was eliminated from the Executive Session and then resigned.”

Tom Tousignant of **Montage at Mission Hills** – Reminded the council that at the February 17, 2011 Vic Gainer announced that he had completed obtaining agreements with Desert Electric Supply (for electrical supplies); Hajoca Corporation (for plumbing & HVAC supplies) and Vista Paint (for paint supplies). Vic handed out flyers and credit applications from Hajoca Corp. and Vista Paint. The contact information for Desert Electric is Marcus Bannerman at 760.327.1146

To use the agreements a HOA must complete a credit application with each firm. Once approved the HOA may buy supplies at discounted prices. Also, individual owners within the HOA may buy supplies under the agreement.

I completed the Credit applications for each firm and received approval for my HOA. A copy of my announcement to the HOA homeowners is attached. I am still using the agreements for purchases.

Handouts: Rod brought packets containing a manual insect control device (fly swatter); Natrapel 8 hour insect repellent wipes for effective mosquito protection; and a special advertising newspaper supplement “Fight the Bite!”, and information placard’s on: “Fight the Bite!”, “Got RIFA?” (red imported fire ants), “Repellent Tips!”, “Mother Nature’s Mosquito Control” and “How we protect you from Vectors” by Coachella Valley Mosquito and Vector Control District.

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He also brought containers with mosquito larva, with mosquito pupa and with mosquito fish as exhibits.

Next Meeting – Thursday, November 19, 2015 at the Cathedral City – City Hall

Tom Tousignant, Recorder