

Annual Mtg Announced
Call for Candidates
New Voting Rules
Message from the Board
NEW Spa Project
Pathway Pavers Upgrade

Holiday Lights
Land Lease Update
Board Mtg Schedule
Maintenance Program
Landscaping Rule Chng
Parking Lot Reseal



NEWSLETTER - January 2021

PICA's Annual Homeowners Meeting Announced

The Board has set the Annual Meeting to occur on Saturday, March 27th. The meeting will be conducted **virtually** and start at 10 AM sharp. Details including virtual meeting invite information will be sent out to the ownership in February.

Call for Candidates

Three of Five positions on the PICA Board of Directors are up for election at the March Annual Meeting. Board Director Nomination letters were sent to the ownership in late December. The deadline to submit your name and candidate statement by returning the Nomination letter to Ron Doerr at PPM is Wednesday, January 27th, 2021 at 10am

NEW Association Voting Rules

PICA's Election Rules were changed to be in compliance with SB 323 (Wieckowski) which took effect January 1, 2020. The new law overhauls the process of conducting homeowner association elections and member votes. You may read the NEW Park Imperial Community Association Election Rules on PICA website. You can find them at "Rules" in the directory.

Property Manager
Ron Doerr 760.325.9500
RDoerr@ppminternet.com

Reflection & Renewal

"Being a good neighbor is an art which makes life richer"
--Gladys Taber

Dear PICA Community,

Many of us feel hopeful at the start of a new year. In the beginning of 2020, you probably had plans to travel, visit your family, and just continue to live your daily life with grocery shopping, hosting friends for dinner, volunteering, and driving to work.

That all changed in March. We were asked to quarantine, businesses closed, our economy suffered, millions of people lost their jobs, political divisions deepened, and we started losing friends, neighbors, and loved ones to COVID-19.

Looking back at the struggles we experienced individually and the suffering that we endured collectively does serve a purpose. Reflecting on the past year allows us to remember what is truly important. This may sound cliché and trite during difficult times but learning to appreciate what you have sometimes only happens when you're at risk at losing it all.

The warm hug of loved ones, the friend who calls to check on you, the neighbor who said good morning as you walked to the mailbox, and the selfless essential workers who risk their own lives to make sure you can continue living yours.

Go outside and turn your attention to the miracles around you. Don't take for granted the very things that deserve your gratitude.

As this New Year begins, we hope that blessings and joy flow into your home. That you may find peace with all that is unsettled in your heart and that you become the reason that someone smiles.
Our best to you and your loved ones for 2021.

PICA Board of Directors

New Spa Project

Last Fall the Rammell Construction company was awarded the contract to install a **NEW** Spa at Park Imperial North after it became clear that the old tub was leaking badly and couldn't be repaired. The new circular modern spa will be somewhat larger in circumference and feature an expanded concrete decking surround. Both the spa and the west pool area will be made more easily accessible by eliminating the existing old reddish paver stepping stones and replacing with new concrete walkways. The new PICA spa application is under review with the Palm Springs Planning Division as we await pending Permits slowed by protocols in place as related to the Covid-19 pandemic. Please Stay Tuned!



Pathway Pavers Upgrade

In December, members of the PIN community took on a beautification project. NEW and stylish pavers were installed from one of our pedestrian gates to join with the East pool decking. We would like to recognize and extend our gratitude to the following Owners for their kind and generous contributions:

- Robert Nieto - Materials
- Fred Farage - Project Coordinator
- Carl Strebel - Time & Labor
- Ryan Lawton & Macau Cavalho for their time and effort.

Thank you Neighbors, your contributions have helped our community with our efforts toward the on-going beautification solutions.



Park Imperial Holiday Lights



610 Vista Chino
Patrick Howard



1790 Via Miraleste
Marty & Rhia Foley



611 Louise
Chris, Jeff & Josh

747 Louise
Park, Cindi & Tom



Thanks to all of you for decorating our complex this Holiday Season

Upcoming Board Meetings

Monday, February 22, 2021 @ 1:30 PM

ANNUAL Community Meeting
Saturday, March 27th @ 10 AM

All meetings are now held VIRTUALLY



Thank you Patrick Howard for recognizing the unsung Heros of the Covid pandemic.

On Going Maintenance Program Revision

A newly developed comprehensive matrix of all PIN exterior surface elements: Beams/Sills/Trim/Siding & Stucco will be used to implement a regularly scheduled repairs and painting maintenance program for all buildings that make up our complex at Park Imperial North.

It is intended that the exterior maintenance program will address repairs and paint a building at a time rather than complex-wide all at once in an effort to maintain careful, conservative fiscal discipline allowing the continuation of affordable PICA HOA fees.

Additional PIN building exterior inspections will be scheduled prior to the maintenance program installation set to begin later this Spring 2021.



Parking Lot Reseal & Paint Project

The Board is currently soliciting bids from contractors to resurface and paint the PIN parking lots. The work is currently scheduled for Late March or Early April. Occupants will be required to vacate their parking spaces while the resurfacing is completed. Thanks in advance for your cooperation.

Landscaping Rule Change

New Landscaping Rules (Private Patios)

III. Patios and Residences

G. The only in-ground plantings, landscape allowable within any residence patios are succulents. New, additional or replacement of current in-ground trees or hedges of any kind within patios are not allowed, and can be identified and slated for removal.

PICA Land Lease Update

Last Summer the PICA Board engaged the Law firm of Nethery/Mueller & Olivier to assess the PICA Master Land Lease/Sublease arrangement in order to clearly consider all legal options potentially available to the HOA moving forward.

The PICA Master Land Lease expires in 2057 and is held by the Desert Healthcare District & Foundation (Non-profit). As related mortgage lenders typically require that leased land have a minimum of (35) years remaining on the lease when considering any (30) year property lending. Thirty year property loans at PIN are and will become more difficult to achieve as time passes.

The PICA Board will do all of the necessary due diligence to preserve and protect PIN property values contingent to and as related to 1) negotiating a Land Lease extension beyond 2057 or by 2) completing an actual Land Fee purchase. Of course, whatever direction this takes will be entirely the legal decision of the voting HOA membership.

Project efforts to date have recovered numerous missing historical legal documents related to the original 1959 PIN property development and our Land lease arrangement and are currently under legal review.

Presently productive communication between the HOA's attorneys and the District (Non-profit) Board members is also underway and a more informative detailed report will be prepared and made available to the HOA very soon.

PICA Board of Directors

Robert Clawson
President

Patrick Howard
Vice President

Robert Warden
Secretary

Joi Marker
Treasurer

Michael Kathriner
Director