

PARK IMPERIAL
COMMUNITY ASSOCIATION

NEWSLETTER - October 2021

PIN Leased Land Buyout Case to be made.

The legally binding Land Lease Agreement covering the 4.56 acres of land that PICA occupies on VC/VM and Louise expires in 2057.

Known within the industry, Lenders cease lending on properties with leased land 35 years out. With over a dozen units sold in recent times at PIN increasingly demanding and arduous lending scrutiny has already revealed itself thru the numerous escrows completed to date. The PICA Land Lease is and will continue to increasingly create downward pressure on any potential loans considered to new PIN property owners in the future. Soon lending won't be available, values will become depressed, and PIN would be in a cash sales only situation.

What to do? Extend the Lease??

Formal extension of the PICA Land Lease beyond 2057 would require negotiating a new Lease with our Land Lessors. After so many years of the "deal of the century" land lease payment of \$300.00 annually there is NO reason why Lessor(s) couldn't/wouldn't demand \$3000.00 annually, more in keeping with similarly situated land lease payments of today. Accepting this is not a realistic option.

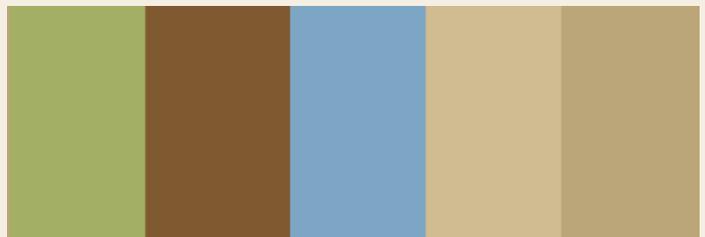
Why not?

Because the recently completed comprehensive Land Appraisal by Capital Realty Analysts potentially suggests a PIN land purchase price, divided accordingly, not too different then what would be a newly negotiated lease land payment price per Owner.

If this were the case why wouldn't PICA add to the overall value of our properties (land) securing the investment in perpetuity through land ownership.

Recently a unit within PIN sold for north of \$400,000.00... a new reality with PIN property investments worth protecting and securing more than ever.

Remember, any actual PICA land purchase deal formulation would be financially detailed and carefully explained in advance within an HOA Ballot Measure to be scheduled in the future, and voted on by all Owners





PIN "Moonlite" Fixture Reborn

Once completed in 1961 the Park Imperial North complex was outfitted with signature exterior lighting that included not only the double-cone entry light but an oversized single cone/globe fixture which accentuated rear patios. With as few as six of the original "Moonlites" surviving PICA saw fit to reproduce this unique and beautiful fixture such that a lost signature architectural element could be finally restored. NOW AVAILABLE the newly reproduced Moonlite fixture is an acrylic globe replica of the '61 Berkus original. The PICA ARCH Standard for the Moonlite is one fixture per Owner per rear patio; installed in either of 2 locations:

- A) Original locale ctr'd on rear sliders/center depth of terrazzo platform OR
- B) Ctr'd between & within the spider beams.

All Moonlite fixture installations require approval through AVR submission, cost \$100.00 each and can be coordinated through Fred at upnorthcottage@yahoo.com



Park Imperial loses a friend



Chuck Kennedy was a fixture at Park Imperial for decades.. He was a guy that cared about everyone in his community. He made his rounds, delivered his tidbits and soaked in the Sun by the pool. If you gave him an address he could tell you everyone that had lived there, their sisters and their wife's name, their children's names and were all of the children lived and worked . We enjoyed annual trips to oak Glen to the Apple Festival and breakfast at Apple Annie's. No matter where you were going or what you were doing he always had ideas to pick things up for other people. If you are on Chuck's tidbit list, and he had 29 people that he got a weekly copy of the tidbits for, and he would save them up and mail out tidbit packages with coupons and other things to your home address when you are out of town. He never showed up to the door without a dollar store treat. Chuck always knew what the sports scores were and he knew what the TV schedule was every night, he always knew what USC was doing and had endless stories about the gas station by the University.. he missed his wife Annette and really loved telling stories about golf to people who never swung a club. He was a tough ol bird who would never ask for help and expected nothing in return for his friendship. He was far from perfect. He knew it. He was Chuck. He did think that he was tricky , he would invite me out to dinner and we would eat Denny's coupon meals, then when it was my turn to take him out he would want to go to the Manhattan Deli.. where he would pack up enough to go boxes to last him 3 or 4 days. You can always count on Chuck to bring a Stouffer's lasagna to any get together, and if you had an open bar... well, there's a couple funny stories there too! Chuck was up at the crack of dawn every morning and waiting for his newspaper, and when he was finished reading it, there were people on his list that got them. He always had tomatoes growing and couldn't wait to share them. Sometimes he would just show up with three or four little cherry tomatoes and he would be smiling like a Cheshire Cat. Chuck loved to cook for a lot of years and sometimes it was kind of scary, but his annual orange duck , around Thanksgiving, was by far his best work. Normally we would be out of town for the holidays and he would save us some in a dirty Ziploc bag. Last year I stayed and had Thanksgiving with him, he made the duck and I prepared the side dishes. I think he finally figured it out, it was absolutely amazing. I hope you were able to get past the little disheveled old guy wearing white long johns underneath his floral print Hawaiian shorts for most of the winter, because there was a pretty cool dude there.

RIP Chuck -a-doodle doo. By Brad & Joi Marker - 640 Vista Chino

Desert Scape Update

It is once again Fall here in the desert. You may have noticed that many of the plants have been replaced with more drought tolerant cactus and succulents. We would like to thank those owners who donated plants over the past season.

Numerous bushy/grassy areas along Via Miraleste are being converted to drought tolerant plantings. These areas have serious moisture issues that have caused the deterioration to units exterior walls.

Additionally the centrally located outer entry gate area on Louise Drive is to undergo drought tolerant conversion with new plantings. New plant select listing being provided by Joi Marker & Reuel Young for Spring plantings.

Water utility costs for PIN continue to rise and increased conservation efforts will help keep our landscape maintenance costs in check. Desert Water Agency (DWA) announced a rate hike in Jan 2022.

Our friend Chuck Kennedy's family donated several cacti which were plant near his unit. The area around these plantings will be designated "The Chuck Kennedy Garden."

The landscape committee is working on a plan to reduce PIN's water consumption even more. Resident Designer Reuel Young is submitting plant selection for PIN Spring planting. Our plant budget remains tight. However, if you have a particular concern for an area that you feel needs some attention, we welcome your Input. Email Michael Kathriner at michaelkathriner@gmail.com.



PICA Parking Protocol Enforcement

PICA parking protocol has been enacted with the recent completion of the parking areas asphalt, striping & numbering project at PIN.

PICA PARKING PROTOCOL:

ALL PIN Owners & Residents are required to file the Vehicle Information Form with Property Manager Ron Doerr at PPM. The form is available and may be printed from the HOA website.

ONLY Owners & Residents that have filed the Form will be issued (2) corresponding unit numbered Guest parking hangers for use by actual Owner's/Resident's guests when using overnight guest marked guest parking spaces. NO Owner/Resident vehicle usage of any PIN guest parking spaces is allowed. Enforcement of PIN parking protocol will be managed through the existing CC&R's Non-Compliance Assessment Schedule: 1st Action-Written Warning, 2nd Action-Hearing/\$150 fine, 3rd Action-\$300 fine, 4th Action -\$500 fine. Thank you to all Owners and Residents for your cooperation as to this new PIN parking enforcement protocol.



PIN Phase II Exterior Paint Project

Reaction to the PIN exterior paint project has been extremely positive as we approach Phase II scheduled to begin on Monday, January 3rd, 2022 through Friday, January 28th, 2022. Phase II is comprised of the Louise Drive side of the complex and includes: Units 1760, 1770, 1780, 1790, 611, 621, 631, 641, 651, 661, 705, 711, 717, 723, 729, 735, 741, 747, 753, 759, 765, 771, 748 & 754. Preparatory exterior repairs are nearly complete; A very big Thank you to all of the owners who contributed time, labor and resources in the continuing beautification effort of our Park Imperial North complex



Contact us at

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Property Manager

Ron Doerr 760.325.9500

www.parkimperialnorth.com

Park Imperial North Spa

As you know the PIN Spa Project is moving forward with a November 4th, 2021 old spa demolition phase set to begin. The new spa will be of new construction, improved access, expanded concrete decking surround and ADA chairlift accommodation. With supply chain disruptions and delayed deliveries becoming the norm these days we've been notified by the contractor that overall construction of the new spa could take up to six months or more, well into the new year 2022 to complete. We very much appreciate everyone's patience - a new spa IS in our future!



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