

La Quinta Tennis Villas

*This letter is an updated version of a similar letter that was emailed to all 48 La Quinta Tennis Villa Owners on April 12, 2022. This letter is being emailed and mailed to all 48 homeowners via US Postal service on or shortly after April 22, 2022, along with a voting form and return envelope. **Please be sure to read this letter in its entirety for updates made since April 12 as there are some very important updates (highlighted)**. If you are not sure of the physical mailing address where you are sent HOA communication, please reach out to the HOA manager Erica Hernandez (erica.hernandez@albertmgt.com) . The web links in this letter are available through the emailed version, and by going to the letter via this site: laquintatennisvillas.com/yes*

April 22, 2022

Dear Fellow Tennis Villa Owners,

My name is Ryan Nelson and I am on the La Quinta Tennis Villas HOA board with Christen Bartelt, Jason Goldklang, Sean McVeigh, and Dianna Vietor. I hope you are all well and have been able to enjoy your Villa.

I am writing this letter on behalf of the entire HOA board to encourage you to vote “Yes” on the \$12,800 Special Assessment to replace the concrete cul-des-sacs and guest parking areas in our HOA. **The assessment voting form needs to be filled in, signed and received at Albert Management by June 15, 2022 in order to be counted.** The June 15 due date for receipt of your vote is a full 64 days out from the original April 12 date of this letter. By having more than the usual 30 required days for a vote, the board’s intention was for homeowners to have a longer than normal period of time to consider this proposal in case anyone wants to reach out to the board for more information.

The assessment is for \$12,800, paid in 4 separate equal payments of \$3,200 due on or before August 1, 2022, November 1, 2022, February 1, 2023, and May 1, 2023. The assessment will raise \$614,400 to fund replacement of the very damaged concrete in our HOA cul-de-sacs and guest parking areas. The replacement material will be interlocking pavers. If the assessment is approved, the work is planned to begin on June 1, 2023, and finish at latest by October 31, 2023. In order for this Special Assessment vote to pass, (per Section 4.3b of our [CC&Rs](#)), 25 or more votes must be received, and more than 50% of the votes received must be “Yes” votes.

By way of background, the concrete cul-de-sacs in our HOA, known as the “hardscape”, are now almost 40 years old. Repair and replacement of the concrete hardscape (cul-de-sacs, walkways and parking spaces) is the responsibility of the HOA (per [Article 7.1d](#) in the CC&Rs) . The original hardscape was poorly installed, with less frequent joints than are required. There are cracks every few feet, as well as an abundance of stains and faded coloring on the pink colored stamp concrete throughout the cul-de-sacs. 40 years of heavy garbage trucks and expansion/contraction on poorly installed concrete is now very evident. Some representative pictures of the damaged hardscape can be seen [here](#) The hardscape is viewed by the board to be in dire need of replacement. The board has also received dozens of complaints from homeowners about the poor condition of the hardscape, and for a replacement solution.

Over the past 15 years there have been a number of efforts to fix the hardscape.

- In 2009 the board raised dues an additional \$130 per month per villa. That additional monthly collection only lasted 4 months as homeowners did not collectively show interest in the repairs.
- In 2010 a survey was taken to assess the interest amongst HOA owners for the replacement of the hardscape. There was not strong interest to replace the hardscape. To see the original web page, [click here](#).

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- In 2016, a proposed \$11,000 special assessment for replacement of the hardscape did not pass. There were 44 ballots received from the 48 members. 29 members voted NO and 15 members voted YES. For details of the special assessment which were published in February 2016, [click here](#). To see the bid package with the HOA commissioned from RGA Landscape Architects, [click here](#).
- For the past 2 years (2020-2022), the board has continued to receive numerous and frequent complaints about the hardscape, and we have continued to procure proposals for hardscape replacement. We set up a hardscape paver committee to recommend a paver brand, color, style and layout. We had virtual HOA meetings every 2 months or so to solicit feedback from fellow homeowners as to their preferences. We researched all hardscape replacement options including black asphalt, gray concrete (as we have now), resurfacing, as well as pavers which we are proposing to use. Pavers is now as it was in 2016 the best option in terms of cost, available vendors, aesthetics, and flexibility to allow for future repairs and patches without causing noticeable impact. Here is a summary of the hardscape options we pursued:
 - a. **Concrete:** Most expensive option / Very difficult to get reliable bids and to properly install. / Gets stained very easily / Needs to be torn up and patched any time there is an underground issue.
 - b. **Asphalt:** Looks very bad shortly after install. / Needs re-covering every 2 years or so. / The HOA's cul-de-sacs are more walkways than streets, and the HOA board does not support Asphalt.
 - c. **Resurfacing** / Refinishing current hardscape: The HOA board has been advised that the condition of the concrete is far too damaged for any sort of long lasting resurfacing or repair option.
 - d. **Pavers:** Does not get damaged or discolored from normal use. / If there is an underground issue, it is easy to remove and put back without any visible damage. / Many color and pattern options available to beautifully complement the architecture and paint colors of the Villas, and natural colors of the nearby mountains. The HOA has been able to procure separate proposals from very reputable vendors.

The paver thickness, maker, product, color and arrangement which the board is recommending is an “80mm Belgard Holland Stone non-tumbled in Bella in a 90-degree herringbone pattern with a soldier course” (“[Bellgard](#)” is the vendor, “Holland” is the product name, “Bella” is the color, “herringbone” is the arrangement layout of the main areas, and “soldier course” is the arrangement pattern of the borders of the areas. You can see pictures of a nearby facility with these same pavers. The facility is known as [Temapakh Farm](#), and it is about [9 miles away](#) from the HOA in Coachella if you would like to see it in person. Photos of these similar pavers installed at Temapakh Farm can be seen [here](#). The Belgard Holland Stone is one of the strongest pavers available, built to withstand the heavy garbage and delivery trucks which regularly frequent our cul-de-sacs.

If and when this special assessment passes, the HOA board will present (via [the HOA website](#) and with physical samples on-site at the HOA) all similarly priced colors which are available in the [Belgard Holland Stone line](#) and/or from other paver manufacturers which make similar style, quality and priced pavers and are recommended to us by our vendor for our HOA. The HOA board will then request for owners to rank their favorite color of pavers, and the HOA board will choose as the final paver color to be installed, the color which receives the highest rankings. The board will have owners indicate their ranking via an online survey platform. The board will give owners at least 45 days to rank their preferences. The board will be responsible for breaking any tie rankings.

The vendor to be used is [Farley Interlocking Paving](#). Farey Pavers is based in Palm Desert, and has been in business in the Coachella Valley since the 1970s. They are the vendor that installed the pavers at Temapakh Farm. They have an excellent reputation, and have been very helpful over the past 7 years as the HOA has requested pricing and advice from them on countless occasions. The HOA also procured quotes from multiple other vendors for replacing the concrete, and Farley's beat out the other vendors on both pricing and level of service. In this unusual inflationary environment which we

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are currently in, we were able to negotiate with Farley Pavers to hold their pricing if the contract is signed before August 2022, and the work is done in the summer of 2023.

The proposal from Farley Pavers is for \$570,315. We have added a \$44,085 overage buffer to that amount, to have a total collection from the assessment of \$614,400 or \$12,800 per Villa. As with any construction project, there is the potential risk of a cost overrun. The board believes that we have mitigated this risk as well as we can by completing soil reports for the 2016 assessment proposal, as well as having Farley Pavers walk and measure the property on numerous occasions over the past few months. The approximate 8% buffer of \$44,085 will also allow us to cover a number of surprise costs if they do arise. Any funds left over from this \$44,085 will be left in general reserves after the project is completed, and assist to keep our monthly dues lower.

I would like to point out that this proposed hardscape project does not include the replacement of any pathways or garage entry areas. The proposal only includes replacement of the hardscape in the cul-de-sacs and the guest parking areas. The [reddish colored concrete](#) which we currently have as a border will all be replaced with this proposal. You can see on an aerial map the exact areas by [clicking here](#). The board decided to not propose replacing the pathways or garage entry areas at this time because; 1) There would need to be an additional assessment of approximately \$6,000 per Villa, 2) The board would like to see how the cul-de-sacs look in place before choosing a paver that will look nice with the Belgard Holland Stone pavers, and 3) the scope of the project with the pathways and garage entry areas would be a 2 summer project at minimum, which is not possible to price out in the current inflationary environment. The board does however unanimously agree that completing the pathways and garage entry areas is a project we would like to complete in the summer of 2024 or 2025, after successful completion of the cul-de-sac and guest parking areas in the summer of 2023.

As I write this letter the non-hardscape aspects of our HOA are in the best shape they have ever been. Our pool areas and landscaping look wonderful. Stucco edges on the sides of Villas which had been exposed to sprinklers since 1984 and had been failing for the past many decades are now fully repaired, painted, and surrounded by a border of desertscape which will prevent any such further damage. Our garages, front doors and railings were all painted in October. Our new roof systems were finished in the fall of 2021 (paid for partly by a \$4,000 assessment) and should be in good shape for the next 35-40 years. Last year saw the first Villa sold for over \$1mm, rental rates are way up, and there is not currently a single Villa on the market. And more good news...for our recent 2022 budget, with the highest inflation reported in the past 40 years, we were able to keep our dues extremely competitive to neighboring HOAs, and only raised our dues by \$5 per month (0.87%).

I really hope that you will vote "Yes" on this proposal. This is a project which I have been volunteering my time to get done now for over a decade. I, along with other board members current and past, have volunteered hundreds of hours to get us to this point that we agree as a board on a vendor, a paver type, an assessment amount, and timing. I am confident that this investment will improve the value of our homes far beyond the \$12,800 spent per Villa owner. The improvements will in my view really transform our HOA community, and make it the one of the most sought after condo communities in the valley. Since we last attempted to do an assessment for the hardscape 6 years ago, the majority of Villas have sold to new owners, and I am confident that our ownership will appreciate the enhanced aesthetics, feel and safety we will enjoy when this project is completed.

If you have any questions or reservations about voting "Yes", please do not hesitate to call me.

Best Regards,
Ryan Nelson