

REMINDER !! Homeowners Meeting / PROXIES

January 17, 2012 @ 9:11 AM



Just a reminder that our HOA General Assembly Meeting is being held Saturday January 21, 2012 at 10:00am We certainly would like to urge as many owners to attend as possible.

As usual we will be voting on our 2012 budget, and we are very excited to share with you all the improvements and accomplishments of 2011 and our direction for 2012. We will also be voting for a Board Member seat, for which we have two fine candidates.

Click on the links for the resume of incumbent **BRUCE TURNER** and also for **LEROY TAPIA** who so far is the only other candidate. Please submit your resume if you are interested in running prior to our meeting date.

We will also be having an owners appreciation social mixer Saturday evening with food catered by our new restaurant operator, Chef Jose Rodriguez.

If you cannot attend, please complete **both** the English **and** Spanish versions of the Proxy for **LLC** and **INDIVIDUAL**. Instructions on completing it, and the resumes of our candidates can be found on our [website document page](#).

Give the properly executed proxy to your appointee or building representative with your instructions. You may also mail, fax or email it to:

Lynda Saveski- Administrator

lynda-laspalmas@cox.net
929 N Val Vista Dr, Suite C-109, Box 164
Gilbert, AZ 85234

Fax number is 480-545-0072

Welcome Chef Jose

January 17, 2012 @ 11:50 PM



Las Palmas would like to welcome Chef Jose Rodriguez to our resort. Señor Rodriguez is a prominent Chef from Hermosillo, and has founded a Culinary Academy and several restaurants in Sonora. He grew up in the U.S., and has an impressive resume of experience in both countries. He has made several television appearances and is renowned for his fabulous dishes.

He has completed remodeling our restaurant to accommodate more guests, and has a reasonably priced menu with a Mediterranean flair. He opened for business on January 11, and it is called *MED*. Let Chef Jose cater your next party or event. Once you meet him, and get to know him, we're sure you

will agree he has the expertise to be successful for our mutual benefit. He is committed to having the best restaurant in Peñasco right here at Las Palmas. Check these links to [videos](#) of his [TV appearances](#), [resume](#), and our new menu.





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Skip & Julie Pence

We ate there tonight. Great food! Great presentation! Really nice decor! Super good pricing! Skip BN701/703

January 18, 2012 @ 9:56 PM

[Reply](#)



Sandee Bennett

Looks great. Good luck and look forward to meeting you at the member meeting on the 21st.

January 18, 2012 @ 1:25 PM

[Reply](#)

Board Answers Questions

January 18, 2012 @ 9:13 PM

Hi Skip,

Thank you for bringing forward questions regarding Las Palmas HOA and its on-site operation. I have answered the questions you put together on behalf of other owners in bold red outline and will have Ross post them on our official Las Palmas website for all to read at aspalmashoa.com
Communication is the key to any successful organization and it is this Boards goal to improve our communication within the parameters of our limitations. The reality is, like many associations on Sandy Beach, almost all of the 172 owners in Las Palmas are "absent owners".

The demographics of these owners official residence is wide spread . We have owners from all over the United States as well as Canada and the local areas in Mexico. Our current board is made up of owners from Yuma , Arizona , Phoenix , Arizona and Farmington Hills Michigan. This Board is in constant communication between phone, e-mail and onsite meetings. All , for the purpose of improving the overall operation of Las Palmas while providing the lowest possible fees to the owners.

When I first came to an owners meeting in November 2007 the average owner's common fees for everyone were \$350.00 and the operating budget was around \$800,000.00 one of the highest in Penasco. For 2012 the board will be proposing a budget that will bring our operating budget around \$598,000.00 . The lowest level it has ever been in Las Palmas HOA history not to mention the lowers fees for all our condos and villas on Sandy Beach.

The most important communication for the HOA and the owners is the annual "Owners Assembly Meetings"
This is where decisions are made and your communication counts the most. This is the time where the Board reports to the owners on the state of our resort and also receives direction on how to move forward in the coming year. High attendance at our owners meeting is critical to ensure the board is representing direction from the majority not the minority. Attendance can be in person or with proxy. If this is not done, then all the communication in the world after the fact will not help.

Most of these questions put to me have been answered either in our annual newsletter , via e-mail for those that have e-mailed the board members or posted in board meeting minutes located on our HOA website at aspalmashoa.com

The Las Palmas HOA communications structure is always improving and will only continue to improve with owner participation. I welcome all of you that have question and concerns about our association to join us at the owners meeting and let your voice be heard.

We can always do better and with your help we will! Looking forward to seeing all of you at our meeting 10:00am Saturday January 21,2012.

Dan Dimovski
Las Palmas HOA President
[313 608-8044](tel:3136088044)

From: Skip Pence

TO:Las Palmas HOA Board 1/11/12

"The board is always available to answer questions, discuss problems, work out any and all issues with owners. Please just ask!!" So here is a compilation of questions from several owners which hopefully this letter and the board's response will be posted on the Las Palmas web site prior to the January meeting for all owners to review. The questions will also be posted on <http://finance.groups.yahoo.com/group/LPOG/> This is a Yahoo Group for Las Palmas owners. Any owner is welcome to join.

1) Board writes on 5/13 "APPROVED a split purchase of refurbishing the existing lounges for a complete cost of sandblasting, coating and cushions for \$17,632.00. and then recently "Purchased 100+ new lounge chairs and tables for the pools, as the old ones were not cost effective to refurbish" Yet it appears there are a bunch of refurbished lounge chairs of the roof of one of the small buildings near the front of the property. Please explain

The Board did purchase 120 high end Chases with 60 small side tables for between chases. However we are still looking for a high end cushion for these chases that would withstand this climate. We have been testing a few varieties in the last 6 months but found they were not holding up to the climate. The board wants to make sure we purchase wisely and make the right decision since this outdoor furniture is to last another 8-10 years. The board is looking for a high end umbrella material cushion proven to withstand the desert ocean climate. The Board expects to have these cushions prior to Spring Break. In the meantime we have placed over 20 new Chases with the current cushions around the clubhouse along with the small beverage tables. The board will not make any decisions on the old units till we have the new cushions. At this time the old chases are being stored wherever possible. Storage on the roof of the machine room is only temporary and we are currently working on an alternative solutions.

2) Why are all HOA members required to pay for a \$50 incentive for those who wish to have tankless water heaters? Mine were replaced prior to that announcement and before they leaked as preventative maintenance. And besides drains are being installed in all laundry rooms to prevent damage to lower units.

The incentive of \$50.00 the Association provided was in conjunction with the supplier who also provided the same amount as a discount. The purpose was to motivate and give an incentive to owners of Las Palmas to change their water heaters to high efficiency and minimize the flooding possibility to their unit as well as others. The board want to avoid another incident such as condominium Grande 705. There was substantial damage the that unit as well as two other condominiums below, floor 6 and 5. It is in the best interest of the HOA and all owners to encourage a change to on demand high efficiency low flooding risk water heaters.

Additionally, as a prevention measure floor drains were installed in the laundry rooms from the second floor and up to prevent damages to the condominiums below for those owners who did not purchase the new water heaters and for all condos that may incur a leak from the laundry sink or washing machine hose connections. In the event of a water leak from anywhere in the laundry room the water overflow will go through the drains and not cause damage. This will save the owners and the HOA substantial costs and hardship. and not having to pay money in case of damaging the condominiums below.

Note: All owners with laundry drains need from time to time to pour some water to ensure the p trap is always full of water and prevent drain odor.

3) Board writes: "Plan for allocation of funds to replace balcony railings with non rusting aluminum over next five years." Are the existing rails going to be painted till this is done or are we stuck with rusted ones that have paint droppings from when the building was painted for up to 5 years?

There is a plan to replace the condominium's balcony railings with non rusting railings and tempered glass but this is still under the process of budgeting and approvals. This project will not take place this year, but the current railings will be given maintenance or getting new paint in the coming months.

4) On 12/02 two people ask: "Given this was done as a cost saver, how can we find out the savings'? Osvaldo was a contract expense prior to the change, yes? Did Francisco resign or was he terminated?" "What was the cost savings in the two positions - a total savings of Francisco's position?" The boards response was "The Board will be posting and emailing an official response to address your questions and concerns." But I never saw a response, so please respond to these questions for us now.

As per Las Palmas CCR's 3.9.4 Designate, hire and dismiss the personnel necessary for the maintenance, operation, repair, replacement of the Common Area and provide for services forth Members and, where appropriate, provide for the compensation of such personnel and for the purchase of equipment, supplies and material to be used such personnel in the performance of their duties;

3.9.11 Employ, hire and dismiss such employees as they deem necessary and to

prescribe their duties and their compensation;

It is not in the best interest of the HOA and the owners that it represents to not get into too much detail regarding the departure of a Key employee of Las Palmas. What is important is that there was a mutual agreement between Francisco and the HOA Board. Both parties agreed to move forward in the best interest of Las Palmas. Francisco's position was eliminated and a new Las Palmas Management position was created for quality control and cost efficiency reasons. The Board of Directors takes such matters seriously and spent a substantial amount of time to ensure all appropriate steps were taken into consideration.

Additionally, the savings for eliminating the Manager position and creating a Comptroller position responsible for both Management of Operation and Finance are substantial.

The HOA expense for Osvaldo Beltran was \$18,000.00 per year just for the Accounting and Taxes. Francisco Montano expense was \$42,750.00 per year including all benefits for being the Administrator. In the new onsite Management structure the expense per year for all management services will be \$40,800.00 . The expense amount of \$28,560.00 Osvaldo Beltran as Comptroller and the amount of \$12,240.00 for Mr. Leonardo Leal Lopez as Las Palmas Accountant.

Direct savings in the new Management structure is as follows:

Old Management Structure

<i>FRANCISCO MONTANO</i>	<i>\$42,800.00</i>
<i>ACCOUNTING & TAXES</i>	<i>\$18,000.00</i>

<i>Total Expense</i>	<i>\$60,800.00</i>
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New Management Structure

<i>OSVALDO BELTRAN & LEONARDO LEAL</i>	<i>\$40,800.00</i>
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TOTAL DIRECT SAVING (Due to Re-structure) \$ 20,000.00

5) Board writes: "A new owner Welcome Packet is also being prepared and will be posted when it is ready" I do not see one posted. What is the plan to give new owners a warm welcome?.

The HOA is still working on this package. There have been many delays due to other pressing operation issues in 2011. The new Management Administration is currently working on this package and will be posted by the end of February 2012.

6) Board writes: "APPROVED to hire an engineer for a feasibility study for solar heating for the main pool at a cost of no more than \$15,000 for the study" How much was spent and why? Most solar companies will provide a free engineered study.

The HOA Board received direction by the owners in the last owners meeting take the next step for using alternate energy such as Solar energy for heating our main pool. The direction included spending up to \$15,000.00 if necessary for a comprehensive Solar Engineering blueprint that included a feasibility study on what was the best solution for our resort. To date the Board has not spent any money regarding this project.

The Board knows how important this project is to our community and and is very cautious in taking the next step. The project will be a priority in 2012. Solar heating proposal has been something that has been discussed for the past few years in owners meetings. Since we need to implement some type of system that helps reduce the propane gas consumption in the pool heaters, and since there is a substantial number of owners that want the pool heaters during the winter periods it is the goal of the Board to move forward in the best case scenario but only spend money wisely and only when necessary. The board has already received a feasibility study in 2010 from a company that proposed to install the system. A feasibility study did not guarantee a successful solar system. We are looking or a blue print and an Engineers architectural full analysis with proof of success. This costs money and the Board will only move forward when we have a consensus.

7) Did the board vote themselves a reimbursement allowance for travel expenses to attend board meetings? What has the cost to the HOA been? If a board member cannot afford to come and enjoy Rocky Point, then I am sure there are others capable of serving, who could afford that without expense to the HOA.

As a Board of Director for a second term and the current President of the Las Palmas HOA association I agree with our CCR's regarding this item. Owners elected into non compensating positions like ours have the right to be reimbursed for their actual expenses incurred in the performance of their duties, this includes travel expenses for HOA business.

I can tell you from experience, that I have stopped coming to Las Palmas for vacation. In 2011 the HOA was faced with several operational and legal matters. All required substantial time , effort and work that no board member received any compensation for their services. It is because of these efforts that the state of the HOA is solid and the fees for 2012 be drop for the 4th year in a row. Each board member has the right to their expense reimbursement and I personally choose to exercise it. On this and all other issues the board is very transparent.

As per section 3. 3.4 of our Las Palmas CCR's: " any director may be reimbursed for his actual expenses incurred in the performance of his duties."

8) What are the leased space agreements for Dolphin and Long Realty? Are they the same? If not, why?

Consistent with the direction of the last Las Palmas owners meeting in February of 2011, The HOA entered into a Rental Agreement with Long Realty/Castaways Vacation Rentals to rent Clubhouse office space, the former Developer Sales Office for a four month term with an option for a longer term on a move forward basis.

The details are as follows:

TERM OCT 1, 2011 to JAN 31, 2012

•To rent the space formerly leased by the Developer and then Dolphin Rentals as a sales office.

•Tenant agrees to pay 1% commission of all successful real estate sales within the Las Palmas community

•Tenant agrees to pay their share of utilities.

•Tenant's nature of the business is real estate sales, long term rentals, and short term rentals and other related services to Las Palmas owners.

•Castaways must collect impact fees consistent with the impact fees collected by Dolphin Rentals, should Castaways complete any short term rentals within Las Palmas during this period.

•Castaway and its representatives are to not solicit Dolphin Rental onsite guests and/or customers regarding short term rentals.

•Long Realty/ Castaway Rentals has an option for a long term rental agreement to commence February 1,2012 , the end date to be determined. The rent amount is to be consistent/ equivalent to the same dollar rate per square foot as other tenants in the clubhouse. Additionally, Long Realty/Castaways Vacation Rentals agreed to conduct a feasibility study on how a second onsite rental company can benefit the owners of Las Palmas. The Owners of Long Realty/Castaway have agreed to make a presentation to the General Membership regarding the results of their study and the services they offer. This will take place at our next Owners General Assembly Meeting on Jan 21, 2012.

9) Was rent raised on the restaurant for Mickey anytime during 2011? If so, why?

No, rent was never raised. ,Chef Mickey rental agreement was based on percentage of revenue as per his wishes. He only wanted to operate the Food part of the Food and Beverage. He paid 10% of his sales as rent. Then he requested to sell wine to help his sales and the board approved it, later in 2011 requested and the board approved a changed to 5% during the slow season. The board approved it and signed an agreement. He paid rent based on sales. If he sold nothing he paid nothing. Then in late 2011 he gave his notice to leave Las Palmas on December 10,2011 and in doing so break his agreement with the HOA. Then he said he would stay if the rent was \$200.00 , then he said he wanted the rent to be \$0.00 (zero). The board finally decided that it would be in the best interest of Las Palmas if we look for another operator.

After some search for operators, the board identified the best candidate for the Food & Beverage vacancy and picked Mr. Jose Juan Rodriguez. Chef Jose is a teacher at the University of PuertoPeñascoin gastronomy and his experience in past restaurants is noticeable with his new restaurant decor and this culinary presentation during the soft opening of his new restaurant " Med" in Las Palmas. Med has been open since January 11,2012

Note: revenue received from the restaurant for Chef Mickey was used to support the restaurant by purchasing outdoor heaters for his customers, replacement fans ,bar chairs etc. Additionally, the HOA gave support the restaurant by providing all of the HOA food needs including owner appreciation functions. The HOA believes in working with the F&B operator as much as possible since an

onsite food outlet favors Las Palmas and its owners. The HOA also believes that Operators need to respect the HOA and work with the HOA. The HOA will continue to support the new operator in the same capacity.

10) Why did the board promote election of a current board member along with unsubstantiated derogatory remarks on an owner running for the board?

It is the Board's policy as well as mine, to encourage participation of all owners. It is important that owners get involved this includes running for office. I welcome yourself and anyone else to run for an HOA elected position. It is not the board that decides on who is elected but the owners themselves. This is why it's important to have maximum owner participation during the owner meetings. I trust the owners that take the time to ask these questions also take the time to come to the annually owners meeting or at least submit their proxy to make a difference and give their input.

11) Why were the grounds, common areas, walkways and elevators so poorly maintained last summer during the high usage months? Has this problem been corrected? Is it possible to have personal clean up common areas between 4 & 6AM, so owners and tenants can wake up to a clean complex?

Dolphin Rentals promoted heavily to the Mexican market . Rental occupancy was very high during these months and the number of occupants per unit rented were at a maximum. The onsite HOA operations management was not successful in keeping up with the additional wear and tear the added volume created. For 2012 the Board has put in place quality control measures and has a new onsite management team to prepare the next high season.

Thank you in advance for your response. Again, please respond to these so we have answers prior to the meeting and do not have to take up valuable meeting time.

Compiled by Skip Pence, Bonita 701 & 703

From: Skip Pence <skippence@gmail.com>
To: Jaana Ponzio <jaanaponzio@yahoo.com>; Dan Dimovski <danddimovski@yahoo.com>; Bruce Turner <yumacop1@yahoo.com>
Sent: Wednesday, January 11, 2012 8:59 PM
Subject: questions for board members

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CBD oil

I love significantly your own post! I look at all post is great. I discovered your personal content using bing search. Discover my webpage is a great one as you.I work to create several content this post. Once more you can thank you and keep it create! Enjoy! [CBD oil](#)

February 1, 2020 @ 2:51 AM

[Reply](#)



abc

Our academic pursuits, along with a range of extracurricular activities, help in honing a child's skills and ensuring that he/she grows to be a mature and responsible citizen.

[top public school in greater noida](#)

November 7, 2019 @ 4:56 AM

[Reply](#)



NANCY APRIL

Skip, I tried to join your yahoo group but got an error message that the page doesn't exist. Heading down to LP now.

Perhaps you can help me with it from there. Nancy April, Baja 501

January 19, 2012 @ 12:32 PM

[Reply](#)



Skip Pence

Dan, Thanks for your answers. That helps to clarify some things. See you Saturday. Skip

January 19, 2012 @ 8:10 AM

[Reply](#)

2012 HOA Meeting- LOWER DUES!

January 23, 2012 @ 9:38 PM



The 2012 HOA

meeting was well attended and included presentations from Dolphin Rentals and Castaways / Long Realty. With proxies, we had 90 members represented, with a majority of the owners present. Since we had a quorum, we were able to proceed with the agenda items, and get down to business.

Bruce Turner was re-elected as Vice President, and the 2012 Budget was approved.

The best news is that the approved budget included cost cutting measures instituted by the board that allowed us to REDUCE your monthly dues. This was done without any reduction in services. You will receive a credit on your first quarter dues on your next billing notice.

New dues are as follows:

1- 1.5 bedroom condo = \$175/mo, \$525/qtr

2-bedroom condo = \$212/mo, \$636/qtr

3- bedroom = \$387mo, \$1,161/qtr

Villas = \$589/mo, \$1,767/qtr

A copy of the 2012 budget can be viewed by clicking [here](#). The minutes will be posted in a few days and will be placed on a new password protected page.

The owner appreciation event Saturday evening was also well attended and a great time was had by all. Owners got to get to know each other a little better, and the food catered by Chef Jose from our new restaurant "MED" was OUTSTANDING!

As you will see from the [photos](#), our property looks the best it has ever been, and with the resolve of our new management team, will continue to be a resort you can be proud of. Currently we are the envy of Sandy Beach, with the lowest dues, and still maintain high quality control standards. More photos of the days events can be seen by clicking [here](#).

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Gary Weisbrick

I want to thank the board for all their hard work and dedication to providing direction to our resort. As everyone knows, these are very difficult economic times and I believe the board has been very prudent in dealing with the business issues at Las Palmas. Thank you for no "knee-jerk" reactions.

January 29, 2012 @ 8:49 AM

[Reply](#)



NANCY APRIL

Many thanks to Dan, Jaana and Bruce and to all the owners who took the time to show up so we could have quorum and tend to the business at hand. Other than Dan's gift of gab (LOL) it was a productive, albeit long, meeting. And yes, our dues are lowest in LP history. For anyone interested, the monthly HOA fees were \$645 in 2004, \$696 in 2005, \$771 in 2006, \$804 in 2007, \$825 in 2008, \$867 in 2009, \$696 (for a 2 br) in 2010 and 2011. And the resort looks better than ever. So kudos to our team!

January 24, 2012 @ 4:23 PM

[Reply](#)



lory charnetsky

Please add our condo Baja 601 to the list of those wanting to install the on demand water heaters. When you have enough signees please let me know when that will happen. Thank you, Lory

January 24, 2012 @ 10:28 AM

[Reply](#)



ROSS (Reply to: lory charnetsky)

Please go to the following link to order your hot water heater http://www.laspalmashoa.com/tankless_water_heater.html

January 24, 2012 @ 11:39 AM

[Reply](#)



Catherine Thompson

Thanks Dan, Bruce, and Jaana for all your hard work and for lowering our dues. I couldn't make it to the meeting because I was ill, but I'm at Las Palmas now and things are looking good. Cathy, D703A

January 24, 2012 @ 10:27 AM

[Reply](#)

2012 General Assembly Minutes

January 31, 2012 @ 4:57 PM

January 21, 2012

Opening Statement

Quorum achieved with 90 owners & proxies.

Appointed Scrutinizers.

Introductions:

Board Members, Management Team, Attorney,

Tenants: Dolphin, Long Realty & Sahara Massage, Chef Jose (absent)

U.S. Administrator, QC Coordinator, Webmaster.

Statement by Board President Dimovski:

Resort is now in the best shape it has ever been.

Goal to do more for less, reduce fees, lowest budget ever.

Sandy Beach Utilities are a challenge.

Changes to lighting fixtures.

Propane for Pool; schedule for heating.

30% Occupancy rule for small building pool.

Clubhouse pool heated on holidays; Spring Break.

Jacuzzis heated on weekends or upon request.

Consider moving exercise room upstairs, find tenant for old room.

Statement by Board Treasurer Ponzio:

Financial Status Year ending 2011:

Only 6 units in Lien process.

6 units are ahead on payments.

11 homeowners delinquent out of 172.

\$15,655 delinquent under 150 days, lowest ever.

\$65,000 delinquent over 150 days, Close to collecting \$24,000, in escrow on Villa 1.

Electronic transactions

Potential cost \$18,000 annually

3% convenience charge eff 2nd Qtr.

Budget 2012 highlights:

\$221,000 in reserve

\$99,00 Operation fund

\$39,00 Savings (Operational Backup)

\$16 per unit per month budgeted for reserves.

Impact fees to cover extra personnel for busy times.

U.S Accounting line item added to budget.

Using monthly budgets for Mexico & US accounting.

Propane expense:

Reduced from 2007 @ \$82,000 to \$28,999 in 2011.

Statement from Vice President Bruce Turner:

Federal Zone Concession:

Villas and Palapas are located in concession zone.

We have been delinquent since 2007, Fees and Penalties of \$22,617.

Annual Fees in future will be \$3,700

Villa 1 Ownership Dispute:

Neither disputing owner has paid HOA Fees.

To be sold soon, and clear up \$24,00 delinquency.

On Demand Water Heater Program:

Owners are happy with performance.

\$50 rebate from Contractor.

\$50 credit from HOA as incentive to diminish damage to our infrastructure.

Incentive will continue as long as contractor is willing to accommodate. Sign up on website if interested

Laundry room drain installation now complete:

Pour water in drain periodically.

Drain and sill will prevent additional damage from water fixture failure.

Electrical switches in Baja Building were substandard

Dangerous shock issue:

All have been upgraded to U.S. standards with quality switches.

Chaise Lounge Chairs for Pool:

Refurbishing was not practical.

Purchased new frames and tables life expectancy another 7 years.

Cushions made locally not of sufficient quality.

Sunbrella cushions will be purchased upon meeting our specs. (Blue)

Old chairs that are operational will be used at small pools.

New restaurant operator Chef Jose with one year lease.

Old Operators separated bar from restaurant; didn't work.

Must pay rent to be committed to our project.

Our willingness to work with operator always a priority.

Restaurant looks best it ever has, food is outstanding.

Chef Jose willing to cater to wants and needs of owners.

Massages and Spa Operator now renting space

Our goal to add to our amenities.

Special pricing for owners.

Looking for operator of "Everything you Forgot Store"

Business opportunity for whoever might be interested.

Chef Jose may consider expanding to this space.

CCR's allow you to choose whomever you want for rentals.

Presentation by Castaways / Long Realty as a choice for rental Co.

Presentation by Dolphin Rental, existing rental company.

Board Member Election:

Procedure explanation; votes are weighted per square footage.

Final call for nominees.

Position Statement by nominee Leroy Tapia.

Position Statement by incumbent Bruce Turner.

Voting on 2012 Budget:

Voting results: (weighted by sq ft owned)

Bruce Turner = 37%

Leroy Tapia = 12%

Approve Budget = 46%

Disapprove Budget = 3%

Open Forum

Digital TV offered by Dolphin, \$1,00 per channel is an option.

Current TV issues to require reset receivers, will get new receivers.

Informal survey in favor of a 5-member Board panel.

Show of hands yea= 8 nay =1

Advisory Committee members may be just as effective.

Skip Pence & Leroy Tapia volunteered.

Any owner is welcome to attend Board meetings. With exception of confidential sensitive items.

Discussion of re-imbusement of expenses. It is expected and necessary.

Meeting Adjourned

LAS PALMAS COMMUNITY ASSOCIATION' S BUDGET 2012
ASOCIACION DE DUENOS LAS PALMAS A.C. 2012

2 0 1 2 - COST SAVING MEASURED

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	TOTAL
	DOLLAR
	BUDGET
Administration	40,800
Maintenance	117,946
Security	79,934
Total	238,680
ADMINISTRATION EXPENSES	
Legal fees	3,600
Banking	780
Media:Satellite TV	730
Telephones & DSL Internet Service	4,200
Water/Coffee/Comida	480
Office Services: Copies/Printing/Cartridges	1,800
Meetings: Board, General Assembly	1,800
Employee Xmas Party	800
Vehicle: HOA Van/Gas & Maintenance	8,760
Signage-on Site	350
Federal Zone Concession 2012	3,720
Total	27,020
INSURANCE	
Common Areas Insurance	6,800
Vehicles	500
Total	7,300
MECHANICAL ROOM/POOL MAINTENANCE	
Repairs	2,550
Salt-Water Softener	3,800
Chemicals/Supplies	10,800
Outside Services - Pool water Chemical Analysis	996
Other/Tools/Equipment Replacement	6,950
Total	25,096

	DOLLAR BUDGET
LANDSCAPING	
Repairs:/ Equipment/Irrigation	600
Supplies/Gasoline Lawn Mowers & Trimmers	300
Plants: Replacement & Restoration	820
Chemicals: Fertilizer, Plant Pesticides	2,466
Equipment	930
Total	5,116
CLEANING / MAINTENANCE	
Repairs: Building Materials	9,900
Cleaning Supplies	4,900
Lightbulbs	960
Paint & Paint Supplies	3,800
Pest Control: Pesticides/Services	1,150
Waste/Trash Removal	6,750
Equipment-Tools / Security Department	3,260
Total	30,720
USA Expenses	
USA Expenses	48,000
Total	48,000
EQUIPMENT COSTS/OTHER	
Elevators Maintenance	15,360
Water Treatment Equipment Maintenance	3,700
Other - Elevator Parts	4,050
Total	23,110
UTILITIES	
Sandy Beach Resorts HOA	32,380
Electricity-Meter 1	16,750
Electricity-Meter 2	38,000
Propane	39,100
City Water & Sewer	67,500
Total	193,730
HOA 2012 TOTAL Operating	598,772
	598,772

Resort Update

February 19, 2012 @ 4:54 PM

Just a quick update on some projects our management team is working on:

Cool Decking

- Work has been contracted out.
- Repairs to begin February 25 for Grande and Clubhouse areas.
- Completion in one week.

Jacuzzis / Pool

- Jacuzzis that had defective jets are being replaced.
- Electric timers and broken switches replaced as necessary.
- All parts ordered and repairs to be completed in time for Spring Break.
- Broken, missing tiles replacement underway in all spas and pools.
- Pads for chaise lounge chairs have been ordered.

Earthquake Damage

- Damage to the stucco on top corner of the Bonita Building caused by last years tremor.
- Damage is **NOT** structural.
- Insurance Claim has been accepted and we expect a settlement check for \$2,000.
- Repairs to begin ASAP.

Signage

- Obtaining price quotes and designs for front of Clubhouse.
- Proposal to put a sign on top of Delphin Building for street visibility.
- Perimeter wall by guard shack to be painted "WELCOME TO LAS PALMAS"
- Front entrance fountain & sign has been spruced up. The dolphin statues have been refurbished and oxidation removed. Monthly maintenance schedule now in place to keep pumps in operating condition and statue polished.

CATV System

- Six replacement HD ready satellite receivers have been installed.
- No more daily resets required for continuous viewing in the wee am hours.
- Ready for HD expansion when budget permits.
- Channel lineup can be found by [clicking here](#).

Tenant Improvements



- Chef Jose will be opening and operating a Sundry Store next to the restaurant.
- Separate entrance door has been placed in outside wall
- Reviewing proposals for a vendor to occupy exercise room which would have to be moved upstairs.
- Board to review these proposals very carefully, as to viability, types of use, etc.

Arizona & Sonora Governors Meeting

Our Board President, Dan Dimovski, attended the Arizona & Sonora Governors Conference on February 10. Dan indicates it was a very productive meeting and he will be submitting his report shortly.

Water Filter Plant / Machine Room

Many owners may not be aware of our onsite water treatment plant. This facility has been completely cleaned up and all maintenance performed. It is no longer used for storage or as a work area, and is now freshly painted, sparkling clean and kept under lock & key.

Our system is state of the art utilizing a high power red laser to further purify and kill any bacteria in our incoming city water. It is then filtered and softened. From there it is pumped into a holding tank for each building. It is a redundant system with four high power pumps that kick in as water demand necessitates.

In addition, the facility includes our fire protection master control system, and sprinkler pumps.

See the attached photos, for it is a facility we can be proud of.





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Gary Weisbrick

Kudos to all who have worked very hard to keep our resort looking great. You have done a terrific job and I hope everyone appreciates the effort that you have put forth. Thank you for being prudent and diligent with money spent for various projects.

February 29, 2012 @ 1:03 PM

[Reply](#)



Cathryn Stotesbery

Sounds like the board has been busy! Everything looks great and Osvaldo is doing a great job keeping everything on track! Hopefully the new cool deck in front of the Grande and around the pool will not be MINT GREEN, like in front of the Baja!

February 27, 2012 @ 2:33 PM

[Reply](#)



Eric Longenbaugh

Thanks for all your hard work. I think it is very important to keep maintenance up during these hard times.

February 22, 2012 @ 8:32 AM

[Reply](#)



Nancy April

Many, many thanks to everyone involved for all of the love, attention and efforts to make our place the best in Penasco!!!
February 20, 2012 @ 11:02 AM

[Reply](#)



David Sardella

At our annual membership meeting in January, Ross was going to see if he could assign a number on all work orders. We have still had NO communication on our work order to have the Baja bedroom window ledge repainted. They did a terrible job when the building was painted - it is peeling.

February 20, 2012 @ 10:18 AM

[Reply](#)



Jackie Jeklinski

Thanks for the update and THANK YOU ALL for your hard work. It is much appreciated!

February 20, 2012 @ 9:52 AM

[Reply](#)



Harv Kuntz

It is real great to get these updates, it shows that we are a caring,sharing community that takes pride in LAS PALMAS. THANKS SO MUCH, Harv & Claudette

February 20, 2012 @ 9:50 AM

[Reply](#)



Missy Gross

All upgrades and repairs look fantastic! Thank you for the detailed update and photos and for the hard work of the Board!

February 20, 2012 @ 8:37 AM

[Reply](#)



Karen & Neal Silverstein

Thanks for the info,I find it helpful to see whats going on. It would be interesting to see how many owners read these notices. Maybe when an owner reads them, they can just post a quick responce.

February 20, 2012 @ 8:26 AM

[Reply](#)



Ross - Webmaster (Reply to: Karen & Neal Silverstein)

On average: 52% Open the email that is sent. 29% Actually click in to read the complete article.

February 22, 2012 @ 12:59 PM

[Reply](#)

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Rocky Point Travel

March 1, 2012 @ 7:38 PM

Hello Fellow Owners,

Here's a good opportunity to try to get CNN's attention and help promote Puerto Peñasco at the same time. They have an article that someone wrote about Puerto Peñasco. It would truly help if we all could comment about our positive experiences in Rocky Point and get as many other people as we can to do the same. In one day it got 512 views so far....this is how things can spread fast...so take one quick minute to comment and if you can send it out to anyone that you know has experience in Rocky Point and they do the same think about the free exposure. Here's the link to it...

[Puerto Peñasco gets the short end of the stick](#)

Thanks
Dan

PS: Thanks LPOG for bringing this to our attention.

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sandra

looks great with great savings...can't wait to visit in may

March 11, 2012 @ 8:30 AM

[Reply](#)



Diane M Gagliano

Hello, This is Diane, recent owner of Las Palmas Grande 103. This unit we purchased has now many upgrades and fresh paint along with a beautiful new backyard. Due to unfortunate circumstances beyond my control, this unit is now back on Market to sell. Please help in this sale any way possible. The selling price is \$125K and is a steal now with upgrades. Urgent return to Tucson home & must halt unpacking, try to determine passage/truck,etc. Call 638-106-4718 if can help me.U.S.#520-505-6533.

March 10, 2012 @ 9:39 AM

[Reply](#)

Grande Cool Deck

March 10, 2012 @ 2:33 AM

Oswaldo is pleased to report that the cool deck at the Grande Building has been completed. We are very impressed with the quality of the workmanship and the timeliness of completion. Just in time for Spring Break!!!

FYI Instead of contracting out for this work, the labor for the cool decking was completed by Las Palmas staff at a huge saving of five to six THOUSAND dollars. The total cost for this project was only \$1,261, and it looks beautiful!

Kudos to Oswaldo and our hard working and talented employees. The Board wishes to complement them on a job well done.







Please feel free to tell us what you think in the comments below!

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David Sardella

Glad the Grande cool deck turned out so nicely. However, we were just at Las Palmas and the Baja cool deck is already peeling and coming up. I hope that our staff can fix this issue or get the ones that did the job and have it fixed. Please let us know when the repairs will be made and by whom.

March 12, 2012 @ 1:22 PM

[Reply](#)



Osvaldo (Reply to: David Sardella)

THE SECTION OF THE COOL DECK THAT HAD BEEN DAMAGED HAS BEEN REPAIRED. THIS PART THAT CAME UP FROM THE COOL DECK WAS IN IN A PART WHERE IT ALWAYS GETS WATER FROM WATERING THE GRASS IN THE MORNINGS, THE SPRINKLER HAS BEEN ADJUSTED IN ORDER TO NOT DAMAGE THE COOL DECK IN THE FUTURE.

March 18, 2012 @ 5:30 PM

[Reply](#)



Harv and Claudette Kuntz

WOW! From the photos it looks fabulous! Can't wait to see it in person.

March 11, 2012 @ 11:08 AM

[Reply](#)

Mini Mart Now Open

March 14, 2012 @ 7:00 AM

The new Romys Mini Mart, operated by Chef Jose is now open for business.

It occupies the space formerly used by Dolphin Rentals, with an outside entrance. Romys has a fine variety of snacks, drinks and essential items.

Please note on the menu board, there are no items priced over \$2 USD.

What a great addition to Las Palmas!





Sahara Massage is now offering poolside massages for your enjoyment and convenience. Don't forget, Gloria extends a courtesy discount to owners!







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chodu kumar

It is very interesting fact that quiz game help you a lot in sharpening our mind. I have a suggestion for this type of game. this is [bing Homepage quiz](#) that is very wonderful.

September 24, 2019 @ 10:48 PM

[Reply](#)



NAIUD

asdfsad

September 18, 2019 @ 8:54 PM

[Reply](#)

Spring Repairs

March 22, 2012 @ 4:00 PM

Our Operations Manager, Osvaldo, has sent us these photos of some of the Spring repairs that have been completed at Las Palmas:

RAILINGS THAT ARE IN FRONT OF THE BUILDINGS GRANDE SQUARE AND BONITA SQUARE, THE RAILINGS FROM DOWNSTAIRS OF THE GRANDE SQUARE BUILDING HAVE BEEN PAINTED COMPLETELY AND THE ONES FROM THE BONITA BUILDING WE ARE HALF WAY DONE. WE ESTIMATE TO BE DONE WITH ALL THE RAILS FROM DOWNSTAIRS WHILE TOURISM LEAVES AND THEN TO CONTINUE WITH THE RAILS FROM THE CONDOMINIUMS - Osvaldo





A WATER REGISTER THAT IS LOCATED IN FRONT OF VILLA 13 AND 14 WAS REPAIRED. ALSO THE WOODEN PALAPA IN FRONT OF THE GRANDE BUILDING WAS PAINTED, ALSO A CONCRETE FLOOR WAS PLACED IN THE BBQ FROM THE GRANDE AND THE BAJA SQUARE SO THE COOL DECK DOESN'T GET STAINS FROM THE CHARCOAL. - Osvaldo









I PLACED A SMALL RAIL WITH THE SAME DESIGN AS THE OTHERS IN THE WALL THAT IS IN THE AREA OF THE SLIDE AND VILLA 11, SINCE THE PEOPLE USED TO JUMP A LOT FROM THERE AND THE WALLS WERE ALWAYS DIRTY FROM THE SHOE SPOTS LEFT IN THE WALLS. AS OF THIS DAY WE HAVE HAD FAVORABLE RESULTS SINCE WE HAVE NOT SEEN ANYONE JUMPING FROM THERE. - Osvaldo



I AUTHORIZED JUST FOR THESE DAYS OF SPRING BREAK A FEW PEOPLE TO OFFER ANOTHER ENTERTAINMENT ACTIVITY HERE IN LAS PALMAS, IT IS ABOUT PEOPLE OR KIDS WHO ARE INTERESTED IN PAINTING ANY KIND OF CERAMIC FIGURE TO BE ABLE TO DO IT. THEY CHOOSE WHAT FIGURE THEY WANT AND GET IT PAINT AND THE NEXT DAY THESE PEOPLE BRING THE FIGURE BACK ALREADY DRY AND WITH A SPECIAL GLOSS AND THAT WAY YOU TAKE BACK A SOUVENIR FROM MEXICO PAINTED BY YOU.

YESTERDAY THEY HAD ABOUT 10 FIGURES PAINTED. THE PRICE IS DIFFERENT DEPENDING ON THE FIGURE YOU WANT BUT IT GOES FROM 3 TO 8 DOLLARS. I TOLD THE TWO GUYS THAT I DO NOT GUARANTEE THAT THEY CAN STAY HERE IN LAS PALMAS UNTIL I KNOW THE FINAL DECISION OF THE BOARD. I ALSO TOLD THEM THAT IN THE EVENT IT GETS APPROVED TO BE HERE FOR A PERIOD OF TIME THEY WOULD HAVE TO PAY A RENT HERE IN LAS PALMAS AND THEY SAID YES. THEY ARE OUTSIDE THE CLUB HOUSE WHERE THE BIG PALAPA IS CLOSE TO THE WALL FROM VILLA 10, IN A PLACE WHERE THEY DON'T OBSTRUCT ANYONE. I AM SENDING YOU PICTURES SO YOU GET AN IDEA OF WHAT IM TALKING ABOUT. - Osvaldo



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Lin Rubin

Oswaldo You are doing an awesome job. Just as I knew you would. Yeah!!!

March 23, 2012 @ 7:27 AM

[Reply](#)

Rocky Point is Growing!

March 23, 2012 @ 9:23 AM

Courtesy *Rocky Point Roamer*:

The cinema of the new Porto Mio shopping mall is in the process of opening. They are currently interviewing prospective employees and the plan is to open all six Cinemas on the 15th of April 2012. These cinemas can seat 600 people and will employ 30 employees. The Mall has an initial capacity of parking for 480 cars that can be extended to 520 if the demand increases. The cinemas will be a welcome addition to the entertainment offered in the City of Puerto Peñasco, Mexico.

The Porto Mio Shopping Mall will be completed in stages and will boast a Hotel, Casino and Office tower when completed. This is one of the first upgrades of the Port area to be completed. The Mouth of the Port is currently being expanded and many upgrades are being planned for this area.



AUTO ZONE

AutoZone the Auto Parts and Accessories franchise is also opening soon. The AutoZone franchise group has selected to open a new store here as well. This is another franchise that has moved here from the United States and they are currently doing interviews with potential employees. The arrival of an Auto Parts/Spares franchise of this magnitude is encouraging and with the expansions in Puerto Peñasco could not happen on a better time. They have built a new store at the entrance to Puerto Peñasco and are in the finishing stages of the construction.

Commercial property is still affordable and available. The demand has shown an increase and the current abundance are sure to end as more and more investors come to Puerto Peñasco.

SAMS CLUB

Sam's Club has broken ground and is in the process of interviewing potential employees. They will be employing 120 people in the store. This is a huge indication of what is happening in Rocky Point. Our little City is now fast becoming a home port for cruise liners and this will lead to a boom in tourism as well as infrastructure. Sam's Club will probably be one of the suppliers for the cruises and the retail outlets required to service this industry.

Peñasco is at the verge of a great economic boom that will cause Real Estate prices to rise and tourism to increase. The small fishing village is now becoming a Vacation City and those with experience in Real Estate all agree that investments should be made now rather than later when the prices will be higher and the demand greater. The buyer's market that we are in now will change into a seller's market and the availability of property will decrease drastically.

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stacymor

Thanks. This is very helpful information. I'm powerfully following along and appearing forward to learning from you. The quality of this post is outstanding! With content like this. <http://rockypointrentalsonline.com>

May 22, 2012 @ 11:28 PM

[Reply](#)



NANCY APRIL

Finally some good news for us all, particularly those who call Puerto Penasco their home. Praise the lord.

March 25, 2012 @ 1:11 AM

[Reply](#)



marian cristina

GREAT NEWS !!!!! Keep it rolling...

March 24, 2012 @ 1:22 PM

[Reply](#)

New Gate

March 29, 2012 @ 9:22 PM

AM SENDING SOME PICTURES OF THE TWO SECURITY BARRIERS FOR ACCESS TO LAS PALMAS RESORT AS WELL AS EXIT FROM THE RESORT. AT THE BEGINNING WE GOT AN ESTIMATE FOR ONE ELECTRONIC BARRIER FOR THE EXIT OF VEHICLES, BUT THE ESTIMATED COST WAS **\$2,200.00** DOLLARS, BUT DUE TO SOME INTERNAL SECURITY CIRCUMSTANCES I TOOK THE DECISION TO PUT TWO MANUAL SECURITY BARRIERS IN ORDER FOR THE GUARD TO ALWAYS HAVE VISUAL AND VERBAL CONTACT WITH THE PERSON THAT COMES AND LEAVES THE RESORT, BESIDES THE FACT THAT THE PRICE FOR EACH MANUAL METAL BARRIER WAS **136.00 DOLLARS** TO GIVE A TOTAL AMOUNT OF **\$272.00** DOLLARS, HAVING A TOTAL SAVING OF **1,928.00** DOLLARS.

BEST REGARDS,

OSVALDO BELTRAN



Las Palmas Golf Discount!

April 17, 2012 @ 7:28 AM

The HOA Board recently approached the management for the Laguna Del Mar Golf Course and requested a special discounted price for our owners to play golf. The management has graciously offered to provide us with the following discount.

First time an owner plays golf the cost is \$35.00 and a Free Lunch.

All subsequent times an owner plays golf the cost will be **\$35.00** for 18 holes of golf including a cart.

Requirements: Owners will be required to provide their name if requested and to have in their possession the GREEN owners/HOA wrist bands for identification.

The Las Plamas HOA Board is very pleased that the Laguna Del Mar Golf Course has extended this discount to us to improve our relationship and make Puerto Penasco a better place for us all.

This offer is for our owners and immediate family members only. This is not for friends, guests, and renters of the owners.



Laguna Del Mar is a challenging Signature Jack Nicklaus 18 hole course and practice facility. The new direct road between Sandy Beach and Laguna Del Mar, puts it only a few minutes away. You can pick up the road next to the Pemex at the traffic circle. No need to drive around to the main highway!

Visit their website at www.lagunadelmar.com

Reservations: 011-(52)-638-383-0000

Thank You, Bruce L Turner, HOA Board Member

Quarterly Board Meeting

April 28, 2012 @ 12:20 PM

The Board met on April 15, 2012 for its quarterly meeting. As you will see from the attached meeting minutes, a lot of new projects are scheduled for completion at our resort.

The Board is pleased to report that non-lien delinquencies and late payments are at an all time low. In addition, our utility expenses are also at the lowest they have ever been in our resorts financial history. With some added energy management programs now in place, water, power and propane expenses should become even lower as the year progresses. Las Palmas management, HOA fees, and operational expenses are the envy of other resorts on Sandy Beach.



These figures will be posted on our new website "financial page" which is password protected. The password will be emailed to you individually for security purposes.

New pool decking at the clubhouse pool, painting and treatment of the balcony railings, and replacement of lava rock with concrete in the parking lots are just a few of the projects underway for 2012.

The Pool Solar Committee reports that other heat sources also need to be studied and reviewed to determine the most cost effective solution to our pool heating requirements. A final recommendation and proposal will be presented at our Owners Annual Meeting in January 2013.

The Board wishes to thank the membership for its valuable input and support, and committee members and our HOA management team for a job well done.

[April 2012 Minutes](#)

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Cathryn Stotesbery

Is it possible to post the date and time of Board Meetings on the website far enough in advance so any homeowners interested in attending could plan a trip down? The best way to stay involved is to attend meetings! Please keep us in the loop!

May 7, 2012 @ 4:47 PM

[Reply](#)



Ross - Webmaster (Reply to: Cathryn Stotesbery)

Yes, we certainly will. The next meeting is schedule for August. We will advise as soon as we have a firm date.

May 7, 2012 @ 10:09 PM

[Reply](#)



Cathryn Stotesbery (Reply to: Ross - Webmaster)

Have you set the date in August for the next board meeting? Waiting to hear, so I can plan a trip down!!!!

June 21, 2012 @ 8:56 AM

[Reply](#)



ROSS (Reply to: Cathryn Stotesbery)

The announcement went out today. Sunday August 19th at the Embassy Suites-Phoenix SkyHarbor, 1:00pm

June 22, 2012 @ 9:02 PM

[Reply](#)



Ross, Webmaster (Reply to: Cathryn Stotesbery)

The next Board meeting is tentatively scheduled for Early to Mid August. The meeting will be held in Phoenix. Place and time to be announced within the next few days.

June 21, 2012 @ 9:51 AM

[Reply](#)



Debi Johnson

Nice to see the updates and savings, yet a few concerns. We were at Las Palmas 2 weeks ago and the garbage at the beach sat there the entire week and was not emptied, not sure why. Also, if we could atleast turn on the spa by the large pool on Fri and Sat nights around 2pm-10pm, we could actually enjoy the place we love for one of the reasons we are here, to enjoy the spa. We had friends renting a unit, they did not know you needed permission to turn on the spa so they never used it.

April 29, 2012 @ 5:42 PM

LAS PALMAS HOA
BOARD MEETING MINUTES
Sunday April 15, 2012

Meeting called to order 10:15 AM

Present: Board Members: President Dan Dimovski, Vice President Bruce Turner, Treasurer Jaana Ponzio, HOA Manager Osvaldo Beltran Comacho, Assistant Manager Leo Lopez, Auditor Jackie McGrew, Webmaster Ross Anfuso

SOLAR COMMITTEE: Presentation by Skip Pence.

Review of Engineering Study:

1. Issue with improperly sized pumps; need more efficient size.
2. Space for panels is also an issue; constructing a ramada would be necessary to handle the number of panels needed. Cost unknown.
3. Payback period is 5-12 years; probably not cost effective as the system life is 10 years.
4. How much longer would solar actually extend season is also uncertain. Covering pool with a quality thermal blanket is a necessity. Our high winds make it especially difficult to keep pool warm.
5. Solar may not be our best option, and study did not precisely define our costs. Energy rebates are not offered in Mexico.
6. Where is money best spent? – Other options:
 - Geothermal – effective even in climates colder than ours.
 - Heat Pumps – advances in technology and electricity costs vs. propane, could make this a good alternative.
 - Wood Burning – cost effective but may not be permitted and wood supply may be an issue. Osvaldo will research.
 - Isolate a heated pool area; past studies indicated not cost effective, but needs to be revisited.
7. Osvaldo recommends keeping existing pool-heating schedule. He will research costs for dividing pool and what pipes have to be moved.
8. Skip Pence will continue research heat pump option based on propane costs and electric costs.
9. Geothermal engineer may have to be hired as well. Board will be willing to move forward with cost of a geothermal study.

RESORT ISSUES: Presentation by Jackie McGrew

1. Rental Company needs to have better communication with guests regards to pool heating schedule, posting on their website.
2. Slow restaurant service has been addressed with Chef Jose. He makes everything fresh to order, but wait times still not acceptable. We will continue to monitor service level.
3. Steam room controller on order, may put under lock and key as being broken by kids damaging it.
4. Please note that wristbands used for Castaways guests and Dolphin guests are different colors.
5. Update needed on Leases with HOA tenants. Billing notices, monitor and audit impact fees, making sure all rent is current.
6. Palapas area being used for Massage Therapist.
7. Repair to electrical circuit needed for front entrance lighting.
8. Large group conference of 600 attendees staying at Las Palmas. Will take place first week in May 3-5th, arriving by bus.
9. Will confirm that Villa owners were sent follow up letters on garage painting responsibilities. If Owners still do not comply, HOA will paint them and bill owner ASSAP.

BUDGET & EXPENSES: Presentation by Osvaldo Beltran

1. Continue to focus on saving money on water and power. We have saved significantly from past years. This was accomplished by closely monitoring water systems and invoices. Significant discount for paying bill within five days.
2. Electric rate is lower from 8pm to 8am, so pumps are being run at those times. Electric consumption by tenants will also be monitored for careless use, as power is included in their rent.
3. Annualized Utility expenses to be posted on website with password protection. Electric and water savings have been significant.
4. Water Heater promotion for new owners requires 15 more water heaters to be ordered. Vendor must repair 3 defective units prior to moving forward with new purchase.
5. Delinquents are significantly reduced, only 7 delinquencies at this time totaling under \$15,000. This excludes the \$31,000 that is under lien. Proposal that any delinquent owners be removed from Rental Pool. We have the lowest delinquencies on Sandy Beach.

6. Curio/Craft vendor has two tables, would like designated concrete slab with lockup. We will start charging rent. Guests seem to like the added activities for children.
7. 30 Pool chaise lounge cushions have been put into service. Locally custom made with five-year warranty for Sunbrella. Passed motion to order another 30 cushions for main pool, and 20 for small pools.
8. Upcoming and Completed Projects:
 - Roadside signage – Our signs and those provided by State of Sonora.
 - New Building signage under consideration.
 - New gate to give security better interaction with guests.
 - Approved dark clay cool deck for replacement around main pool. Work to commence May 6th.
 - Lava rock in parking lots islands to be replaced with concrete pads, preferably red. Also concrete path at Grande building as rock is difficult to walk on.
 - Replace the differing building Palapas with uniform designs that is consistent with the Grande building.
 - Jacuzzi heating schedule is same as pool schedule, except for main pool.
 - Suggestions to install a fenced dog run with sand. Concern about odors, so will be reviewed for placement, and must have water and bench and poop bags.
 - Mini Van must be purchased ASAP for employee transportation. Purchase a pick-up truck to pick up materials as we are doing more and more projects in house. Approved \$10,000 for both vehicles.
 - Painting the patio railings has been started, and will be completed before end of season. They will be treated with an oil to resist salt stains. Owners need to give HOA access to their condos so that we can keep treating the railings.
 - The Baja building ledges has not been repainted as we are waiting for scaffolding to be available from vendor. Osvaldo will expedite.
 - Bonita building stucco crack will be repaired as soon as insurance company signs off on it, which should be any day now.

MEETING ADJOURNED

Next meeting tentatively set for August.

Cool Deck Replacement Underway

May 6, 2012 @ 11:37 PM

As previously noted in an earlier post, replacement of the cool decking around the main clubhouse pool has begun today. Therefore the main pool and surrounding area will be closed to all activity until May 24.

It takes one week for the product application and repairs, and another week to dry. We realize there will be complaints from renters and owners alike, but this is really the only window of opportunity to make these repairs before our busy summer season.

Oswaldo has guaranteed us the main pool will definitely be open by Memorial Day. We regret any inconvenience this may cause. The resulting finished product will certainly spruce up our resort!



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tania

this is terrible timing. this is the busiest time of the year. i have friends that are coming down expecting their kids to play at the pool. why didnt you plan better.

May 8, 2012 @ 9:12 PM

[Reply](#)



Bruce Turner (Reply to: tania)

Tania, I'm sorry for your timing. There are 2 more pools and 4 more jacuzzis. We will never be able to please everyone at the resort. There is always a better time when something personally effects you. We always consider several issues when we make a decision but certain things have to be completed. -Bruce Turner (Board Member)

May 9, 2012 @ 1:56 PM

[Reply](#)



david sardella

We have a renter the weekend of May 18, 19 and 20 - will there be a pool and spa for them to use? Will the restaurant, bar and convenience store be open?

May 7, 2012 @ 1:59 PM

[Reply](#)



Oswaldo (Reply to: david sardella)

Hi Mr Sardella Yes, the Restaurant, bar and convenience store will be open. Also the pool from the Baja and Grande buiding will be available, as well as the jacuzzis from the four buildings. The only pool and Jacuzzi that will be closed will be the ones from the Clubhouse. Thanks. Oswaldo

May 7, 2012 @ 7:56 PM

[Reply](#)



david sardella

As always we are very pleased with the improvements being made. In a resort, however, timing is everything and you are not leaving yourself any room for delay. Homeowners and renters alike will be arriving the 24th/25th. Hope in the future these type projects will be done in the Nov - Feb timeframe. If warm weather is the issue, it is still warm enough in late Oct early Nov.

May 7, 2012 @ 10:14 AM

[Reply](#)

Parking Lot Renovation

May 7, 2012 @ 11:42 PM

We have enclosed some new photos of the parking lots of Baja and Grande buildings. The red lava rock in the planter islands has been removed and replaced with concrete. When the concrete has dried, it will become an earthy red color.

We were getting numerous complaints from owners and renters about the coarse rock twisting many ankles as they stepped out of their vehicles. In addition, a concrete pathway is planned for the side of the Grande Building, for the same reason.

The color you see is from yellow iron oxide powder, a strong dispersing agent mixed into the concrete to create earth tone shades of soft yellow, browns, brick, beiges, and tan shades. It will take 20 to 40 days to be completely dry before painting if desired.

BAJA LOT



GRANDE LOT



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Cathy Baeshore

Thank you for the wonderful job that all of the board members do with very little or no reward. My husband and I cannot imagine owning at any other resort on Sandy Beach! Grande 405

May 8, 2012 @ 11:19 AM

[Reply](#)



joe noriega (Reply to: Cathy Baeshore)

Totally Agree!!

May 14, 2012 @ 9:19 AM

[Reply](#)



marian anfuso cristina

Not only a great idea....looks clean as a whistle.

May 8, 2012 @ 9:18 AM

[Reply](#)

Resort Update Photos

May 20, 2012 @ 1:32 AM

The cool deck repair at the main pool is still on going at a rapid pace.





From these pictures you can see our employees hard at work, and what a great improvement is being made. The before and after photo is especially telling. We saved thousands of dollars by doing these repairs with our own employees.





At the Grande Building, a concrete path is being built along the west side of the building. This will enable easier access to the front grassy area without twisting ankles on the lava rock.

In addition, Osvaldo did some great negotiating and purchased a 2006 Chevrolet Uplander mini-van for our employees at a cost of \$6,700. It replaces our old transportation vehicle that is in the process of being sold.



Busloads of about 600 college students spent Cinco De Mio weekend at our resort while attending a seminar. Hopefully the rental income and impact fees we received was worth the strain on our resources. Now that everything is back to normal we can look forward to a great Memorial Day weekend.





We will keep you advised as the season progresses.

Pool Re-opens Today

May 23, 2012 @ 1:38 AM

We are pleased to report that the cool decking for the main pool has been completed. Today May 23, 2012 at 10:00am the pool will re-open. Check out the photos, I think you will be impressed that our in house staff was able to complete this work at a SUBSTANTIAL savings to the HOA.

This is yet another area where the Board and the on site Management team have come up with a way to do the work ourselves with a quality consistent to outside contractors if not better.

Kudos to Osvaldo and our great staff!







No Tolerance Policy

May 23, 2012 @ 4:43 PM



Below is a letter that will be given to all renters when they check in:

Due to recent events it has become necessary to develop a Zero Tolerance Policy for Behavior and Rules Violations. Effective immediately the following procedure will be followed:

1. When a person(s) is/are contacted for loud noise, loud music, disruptive behavior, resort rules violations, they will be told to cease and desist this violation of the resort rules. This is the one and only chance they will have to obey the rules and stay on the property.
2. If Security or Staff has to respond a second time to the same person(s) they will be told to pack their bags and car and leave the property immediately. There will be no discussion and there will be no exceptions when the second contact is made.
3. If the person(s) do not comply and depart the property in a timely manner the Puerto Penasco Police will be called to the Resort and either evict or arrest the person(s) as needed.

* In the event the violator is an owner or owner's family they will be told a security report will be prepared and forwarded to the board for action and fines in accordance with Las Palmas Project Documents page # 79 under Code of Conduct. If an owner or owner's family is out of control, disruptive, and non-compliant at the second contact the Puerto Penasco Police will be contacted.

The above procedure is being strictly enforced to insure Las Palmas is an enjoyable place for everyone to visit and live. If we are to all reside together in close proximity we must respect each other and we must obey the rules. If you don't do this the above actions will occur.

HOA Board

Debido a ciertos acontecimientos recientes ha sido necesario desarrollar (Una Política de Cero Tolerancia por Violación al Comportamiento y Reglamento) que tomara efecto inmediatamente y el siguiente procedimiento deberá llevarse a cabo:

1. Cuando se le llame la atención a una persona por ruido excesivo, música muy alta, comportamiento desordenado, violaciones al reglamento del Desarrollo, se les informara que desistan y cesen esta violación al reglamento del Desarrollo. Esta será la única vez que se le dará oportunidad de obedecer las reglas y de quedarse en la propiedad.
2. Si un guardia de Seguridad o algún empleado tiene que responder a un segundo llamado con la misma persona se les ordenara que tomen sus maletas y automóvil y que dejen la propiedad de inmediato. No habrá ningún tipo de discusión y no habrá excepción alguna cuando se lleve a cabo una segunda llamada de atención.
3. Si la persona no obedece y deja la propiedad en un tiempo apropiado se le llamara a la policía de Puerto Peñasco para que venga al Desarrollo y que desaloje o arreste a la persona o personas necesarias.

*En caso de que la persona que incumpla con el reglamento sea un propietario o familiar se les dará un reporte de seguridad el cual se elaborara y se enviara a la Junta Directiva para que tomen acción e impongan las multas necesarias de acuerdo a los Documentos del Desarrollo de Las Palmas página #79 bajo el Código de Conducta. Si un propietario o familiar esta fuera de control, desordenado y no obedezca a la segunda llamada de atención se le llamara a la Policía de Puerto Peñasco.

El procedimiento antes mencionado será impuesto estrictamente para asegurar que Las Palmas sea un lugar agradable para que todos lo visiten y vivan en el. Si todos vamos a vivir juntos en una distancia cercana debemos respetarnos los unos a los otros y obedecer las reglas. Si no respetas esto, lo dicho anteriormente se llevara a cabo.

La Junta Directiva de la Asociación

[Zero Tolerance Policy Letter](#)

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Bennie Stoner

I don't know what precipitated this, but it sounds a bit harsh. Folks spend a lot of money and travel long distances to enjoy their precious vacation time. While we should intervene to stop potentially destructive and dangerous behavior, I don't like the "zero tolerance" part, nor calling the police, except in an extreme situation. Loud noise and disruption include happy children playing around the pool, will they be treated the same as teens and adults? Lets not discriminate against the teens.

May 25, 2012 @ 10:03 AM

[Reply](#)



steve dee

good move....thisd will help a lot.....

May 24, 2012 @ 6:01 PM

[Reply](#)



steve dee

good move....thisd will help a lot.....

May 24, 2012 @ 6:01 PM

[Reply](#)



Julian

Good news Julian Grande 401 Sent from my iPhone

May 24, 2012 @ 4:45 PM

[Reply](#)



Dave Sardella

This is always a good policy to have. Why the necessity now? Was this driven by the 600 students that came to visit the resort the first of May? I can't imagine where you put 600 people to begin with. We think that is a bit much for our family-friendly resort. Thanks anyway.

May 24, 2012 @ 10:19 AM

[Reply](#)



Dr. Warren D. Levine

It's about time!

May 24, 2012 @ 8:10 AM

[Reply](#)



Doug Miller

Thank you We appreciate your great work

May 24, 2012 @ 7:27 AM

[Reply](#)



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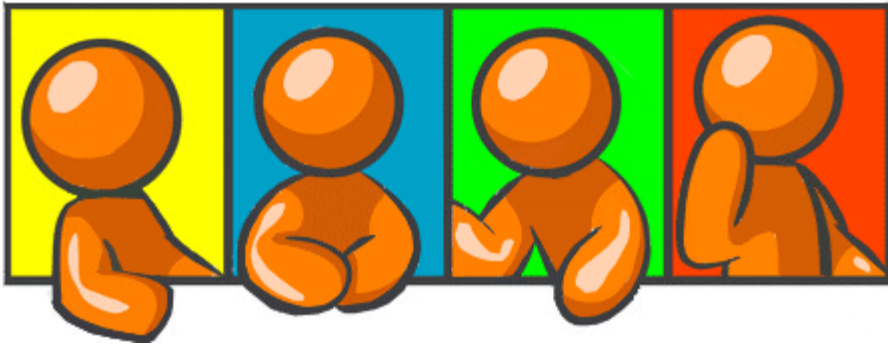
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La Junta Directiva de la Asociación

Town Hall Meeting

May 28, 2012 @ 11:44 PM

Town Hall Meeting



The United States Consulate General in Nogales, Mexico is pleased to announce a town hall meeting for U.S. citizens living in the Puerto Peñasco community. We look forward to this opportunity to engage in constructive dialogue, answer questions and address community concerns. The details of the meeting are as follows:

What: Town Hall Meeting

Where: El Gran Salon Penasco at the Penasco del Sol Hotel

Paseo las glorias #1,

Puerto Penasco, Sonora

When: Friday, June 1, 2012 from 4:00pm to 5:00pm

Who: All U.S. citizens and their families are welcome to attend

The town hall will be hosted by Mr. Chad Cummins, Consul of U.S. Consulate General Nogales. The American Citizen Services Chief and members of his staff will also be present. We sincerely hope you will be able to attend, and we look forward to meeting with you on June 1, 2012.

US CONSULATE GENERAL NOGALES
AMERICAN CITIZEN SERVICES
NOGALES, SONORA, MEXICO

Grande Walkway

May 31, 2012 @ 7:32 AM

The walkway from the parking lot to the front of the Grande Building has been completed. This will make it easier to walk through without twisting your ankle on the lava rock. Great job guys.....looks terrific!!









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abc

Our academic pursuits, along with a range of extracurricular activities, help in honing a child's skills and ensuring that he/she grows to be a mature and responsible citizen.

[top school in greater noida](#)

[admission 2020 best school in greater noida](#)

November 7, 2019 @ 4:54 AM

[Reply](#)



Cathy grande 405

Looks fantastic!

June 12, 2012 @ 7:59 AM

[Reply](#)



m. cristina

needed the walkway badly...looks terrific

May 31, 2012 @ 11:05 PM

[Reply](#)

Town Hall Meeting Notes

June 11, 2012 @ 9:46 AM

US Consul Chad Cummins holds 2nd Town Hall meeting in Rocky Point

June 5, 2012 | Filed under: News | Posted by: Sami
FROM: Point 360

On his third visit to Puerto Peñasco after stepping into the role as Consul at the U.S. Consulate General in Nogales in August of 2011, Chad Cummins was in town last week for a Town Hall meeting with local members from the US community. Consul Cummins had first visited the area in January this year for a Town Hall, and again in February during the AZ-



Sonora Commission meeting. His visit on this occasion coincided with the commemorative ceremonies of Día de la Marina (Marine Day) and Cummins, along with Nathaniel Rettenmayer from the Consulate's office of US Citizen Services, and another member from their legal department, were seated among local dignitaries and officials to watch the event along the malecón. On Saturday, Cummins was also a welcome guest on the popular Rocky Point Ramblings radio show on 106.1 FM (Saturdays 12 – 2 p.m. with Russ & Rosie).

On Friday afternoon, June 1st, Consul Cummins and accompanying staff met with a fairly considerable group of US community members during a Town Hall meeting at the Peñasco del Sol hotel. There, the US Consulate General staff addressed a variety of questions from members of the US community residing in Puerto Peñasco, and spoke about both emergency and US citizen services provided by their offices (including voter registration and absentee ballots during this election year). Reiterating points made during his earlier Town Hall in Puerto Peñasco this year, Cummins stated though there is not a consulate office here in town, there is a "virtual consulate" the 1st Wednesday of each month at City Hall from about 10 a.m. – 12 p.m. where individuals may speak directly to consulate officials online.

When asked about the main goal of the Town Hall meeting, Consul Cummins explained "Our objective in hosting the town hall meetings is to develop a better understanding of the American community residing in Peñasco, as well as to hear what is on the

minds of the attendees. As you have seen, we open the floor to all types of questions and we really encourage attendees to engage in frank dialogue with us. The town hall meetings are also a great way for the American community to get to know who we are and what type of assistance we can provide in the event of an emergency."

We are always pleased to have Consul Cummins visit the area, and he reciprocated this feeling in stating, "The highlights of my visits to Peñasco always include meeting with the American community. I have very much appreciated the opportunity to understand both the concerns and challenges the community is facing, as well as hearing about success stories." Cummins added the idea is to hold Town Hall meetings here in Puerto Peñasco at least three times a year, so we may look forward to another gathering with Consul Cummins and his staff perhaps this Fall.

In reflecting on his visits to Puerto Peñasco, Cummins commented, "The great weather and beautiful views certainly add to the experience." We look forward to your next visit Consul!



To contact the U.S. Consulate in Nogales during regular office hours (8 a.m. – 5 p.m., Mon-Fri) from Peñasco you would dial 01-631-311-8150 and to speak with a person (bypassing the computer options) dial "0".

24 hour emergency number (cell phone) of the American Citizen Services office: (dialing from Peñasco) 045-631-318-0723 or dialing from the US 011-52-631-318-0723

You can visit the Nogales Consulate site at: www.nogales.usconsulate.gov and for non-emergency situations, the Consul may be contacted at: NogalesACS@state.gov

Dryer Vent Alert

June 20, 2012 @ 5:41 PM

If any owners are experiencing a decline in the performance of their dryer, please check the vent exhaust system.

We are especially having problems in the Baja and Grande buildings, where the dryer vent exhausts thru the base of the water tank pad and out the top of the outside hallway. Please check the following:



- Be sure the flexible exhaust vent hose is not kinked. Moving it away from the wall a few inches often helps. Remove the hose from both ends and clear it of any lint and debris.



- Baja & Grande Buildings Only: Clear the exhaust chamber under the water heater pad with a coat hanger, or other object. This is where most clogs are located.



- Clear the outside vent cover, and remove all lint particles and accumulated debris.
- Always remember to keep the dryer lint filter clean!

Partially clogged or fully blocked dryer vents can create several dangerous conditions. If not properly maintained, lint and clothing particles build up in the vent and prevent proper passage of air. Not only is air flow compromised, which causes the dryer to run excessively hot, but lint serves as a natural kindling if and when an exhaust fire breaks out.

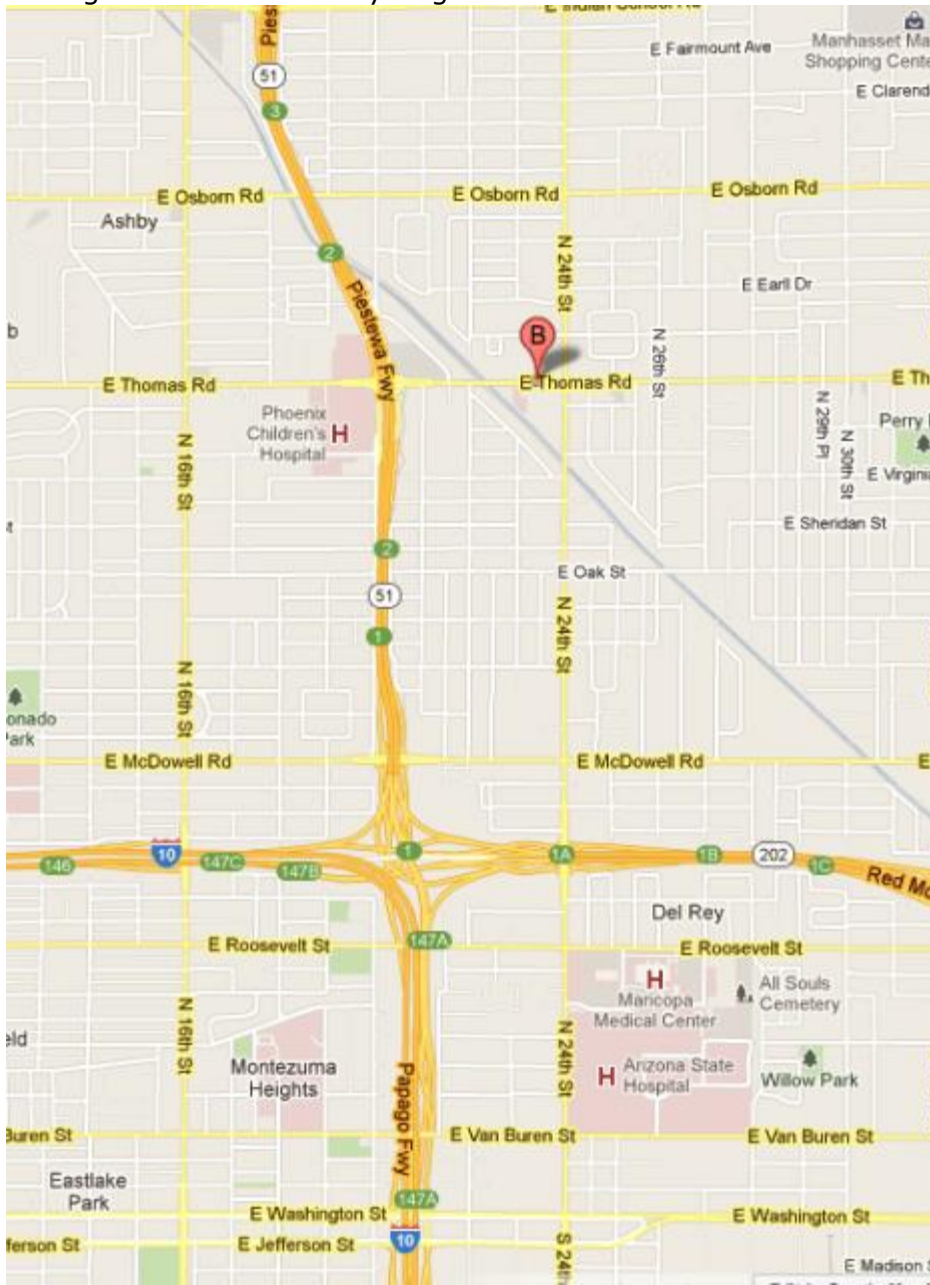
Common sense says, a blocked dryer vent makes for an inefficient dryer. Performance is impaired, running temperature is overly high and to compensate for reduced effectiveness more energy must be burned. A dryer that's not operating at its manufacturer recommended temperature and performance levels, can damage clothing and raise your electric bill. Not to mention, you'll waste twice as much time waiting for laundry to dry.

All of these ill-effects can be reversed by simply cleaning and maintaining your dryer vents!

Board Meeting

June 21, 2012 @ 10:31 PM

A Board meeting will be held Sunday August 19th at



1:00 pm.

The meeting will be in Phoenix at:

[Embassy Suites Phoenix - Airport](#)

2333 East Thomas Road
Phoenix, AZ 85016
[\(602\) 957-1910](tel:(602)957-1910)

All members are cordially invited to attend and listen to the deliberations and discussions of the Board. Owners, however are NOT participants.

Keep in mind this Board Meeting will be held in accordance with Project Documents Article 3 section 3.7.5, owners are welcome to attend the meeting and listen to deliberations and proceedings; provided, however, members who are not Board members may not participate in any deliberation or discussion unless expressly so authorized by the Board. Further, any portion of the meeting may be closed only if the closed portion of the meeting meets the exceptions as listed in 3.7.5. a sections (i) (ii) (iii) (iv).

This is not a meeting for owners to ask questions, bring up problems or suggestions. Owners may simply attend, sit and listen to the Board discussion. If an owner has a question, concern, comment, or other issue they should email it to one of the Board members to present on their behalf prior to the meeting date.

The Board will be discussing our budget progress to date, ongoing and upcoming projects, reports from on-site management, our Management Consultant, and the Solar Committee. The Agenda for the meeting will be posted shortly.

Important Message

June 22, 2012 @ 5:53 PM



Message from Bruce Turner, HOA Board

There seems to be some confusion among some of our owners how the board and our resort manager system is set up. I would like to explain to you from a board members perspective how I see the

positions and responsibilities.

The resort manager (Osvaldo) is charged with running the day to day operation of the resort and managing the physical property and the HOA staff.

If you have an issue, comment, idea, complaint, etc you can contact Osvaldo who as long as it is within his ability to do so, he will take care of the issue for you.

You have three board members elected by our ownership that oversee and administer the resort within the parameters of the Project Documents (CCR's) and their authority granted by these documents. The HOA board is also always available by email or phone for items owners want to discuss, ideas they have to improve the resort, items of maintenance owners see that they feel should be addressed, etc.



The board takes every email and phone call from an owner serious and gives it valid consideration and if it is within our ability to do so and the board votes on the idea. We need all the owners help and ideas to make Las Palmas Resort the best it can be.

There is a very vast knowledge base of owners out there who have all kinds of knowledge and experience in all kinds of things. So, please if you have a thought, idea, concern, want, or observation, please make sure to pass it on in an email or phone call. We have a [suggestion box](#) on this web site and additionally we list all the board members [contact phone numbers](#) and emails so there is no excuse for not passing on your idea, concern, etc.

Now, what we as an organization do not need are small groups of owners talking with each other and complaining about things that they don't like or that the board has done or is not doing. This serves no benefit and does no one any good whatsoever.

I promise you that anything to ask me to present to the board as an idea, concern, improvement for the resort, etc. I will bring your comments and ideas forward to the board and we will discuss them and vote on them. This board I'm proud to say, discusses things in great detail and we try to look at

all sides of an issue before we rule on it.

You have heard it said the Board works for the owners and this is correct. Remember, that we work for a ALL owners but make decisions for what we feel will benefit the Majority of the owners not individual owners or small groups.

Again, if you have something you want brought forward then communicate with



us. We may not always vote to move your idea, comment, etc, but from what I have seen in the time I have been on the board if an owner wants something and it is reasonable and the board feels it will benefit the majority of the owners then we act on it and make it happen.

Here are just a few ideas that owners have brought forward in the past and the board made them happen:

- Palapas on the beach
- Light timers on the towers to save electricity
- Rocks instead of grass to save on water and maintenance
- Reducing the exterior lighting on the buildings to save money (John Guider)
- Sitting area near beach with picnic tables and umbrellas
- Additional security cameras
- Small store on resort for ice, sodas, beer, etc
- On demand hot water heaters
- over flow drains
- signs on the resort for safety statements
- Clock and Fan in the work our room
- improvement of the sat TV

- Internet in the club house
- outdoor heater for restaurant in winter



There are several more but this gives you an idea. These things did not just come from Board ideas. These things came from an owner wanting an improvement, a change, something better and more than we had in the beginning.

So please if you have an idea, a want, or suggestion to make the resort better then bring them to Osvaldo or a board member and the board can present it when we have our meetings. We have a [web page](#) for you to submit these suggestions in writing. Click on the box on the right.

Please don't just sit back and be upset because you saw something that you didn't like or you didn't agree with. Negative comments benefit no one and do not make the problem go away. Positive constructive comments and ideas will help us all to make Las Palmas a better place for our families, friends, and people who come to Las Palmas to relax, enjoy, and vacation.

Thank You for your time and listening to me.

Bruce Turner
HOA Board member

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Ann Marie Wiley

Maria and I want to thank you and the Board for doing such a great job for Las Palmas. I know the hard work, time and effort involved. Maria and Ann Marie

June 24, 2012 @ 1:29 PM

[Reply](#)



Harv n Claudette G-601

Right On, Bruce

June 23, 2012 @ 8:25 AM

[Reply](#)

Sams Club Open!

June 23, 2012 @ 7:18 PM

SAMS Club opened Friday to a large crowd, both Mexicans and Americans. Much like any



SAMS Club in the US, maybe a little smaller. Lots of electronics, TV, computers, indoor and outdoor furniture, good looking meat counter, and the best selection of wines in Mexico. Furniture, electronics, and appliances seemed a

little higher priced than the US clubs.

Your US Sam's Club Card will be honored!

On another note, inside information (remember it's Mexico), says that we should hear of a start for Home Port in 30-45 days.

Dues Reminder

June 25, 2012 @ 10:31 PM

Please remember that your quarterly HOA fees payment is due the first of every Quarter. Please plan to mail or pay your dues so that we receive your payment prior to July 1, 2012.

Also, our new secure online dues payment system is available for your immediate use.

A 3% convenience fee will be charged for all types of electronic payments, including credit cards, debit cards and PayPal to cover merchant fees previously absorbed by the HOA. Fees are listed on the payment page of our website. Dues are delinquent as of the 16th and a \$25.00 late fee will be applied automatically to the account. Past Due accounts in excess of 30 days will be sent to collections, per the Board.

Movie Theater Opens

June 29, 2012 @ 1:08 AM

Courtesy: Rocky Point Tides

[Movie Theaters Open Today in Puerto Penasco](#)

Posted: 28 Jun 2012 08:14 AM PDT



Today is a big day in Rocky Point. Two of the six long-awaited movie theaters in the new Porto Mio Shopping Center will open for business tonight, and to say that Peñasquenses are excited about it would be an understatement.

Each of the six theaters in the complex will seat 150 people and will show first-run movies. The theaters will be operated by Cinemark (*"Your Theater, Near You"*), a new concept of high quality movie theaters for small cities that puts both national and international film within easy reach of a public that traditionally has to travel hours to larger cities in order to see the latest films. The best part? Theater tickets are cheap in Mexico, generally running in the vicinity of US\$3.00! And word is that some of those movies will be in English with Spanish subtitles.[Read more »](#)

Work In Progress

July 5, 2012 @ 5:28 PM

Oswaldo is pleased to report some of his current on going projects to keep our resort in tip top shape. Many of you have already commented on how much better our resort looks these days. Thanks to our on-site management Oswaldo and his staff and our consultant Jackie McGrew for bringing our visitor experience to the next level!

Much still needs to be done, and doing it within our budget is certainly a challenge. The next Board Meeting for August 19 will bring everyone up to speed with our plans for the second half of 2012.

The inferior BONITA and DELPHIN palapas (LEFT) are be torn down and replaced with those that look like the GRANDE & BAJA (Right). Work will begin the second week of July, when our visitor count will be low.





The main pool re-opened prior to Memorial Day weekend to record crowds. Our resort has been nearly sold out for all of June and most of July. As you can see by the parking lot photos, it was difficult to find a place to park.





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Debbie Letner

We love the \$1 tacos!

July 8, 2012 @ 9:22 AM

[Reply](#)

More Improvements

July 6, 2012 @ 10:40 AM

Clubhouse Upgrades!

Below you will find pictures of the air conditioning unit that was installed in the Clubhouse. It is manufactured by FRICKO and has a 3 ton capacity which is enough for our lobby area and office.

Also in these photos you will note that two aluminum framed glass doors have also been installed.



The next two photos show the new A/C unit and the new aluminum framed glass door at the hallway entrance to the lobby baños.







This is the new door that gives access to the stairway and the second floor of the clubhouse. Signs will be placed on the doors to indicate access.

Also, please note the tempered glass windows on the second floor. Looks very classy!



These improvements will allow us to 'zone" the use of the air conditioners and finally allow us to cool the lobby at a reasonable cost.

The total cost of the clubhouse project including the doors, A/C unit and tempered glass was \$4,400.00.

Bonita Stucco Repair Completed:

Oswaldo reports that the stucco repair on the Bonita Building has finally been completed. Special scaffold equipment was finally obtained to allow employees reach the top where the crack was located.

There was no structural damage, and the \$2,000 cost of the repair was re-imbursed by our insurance company.







Board Meeting Agenda

July 9, 2012 @ 12:28 AM

**ASOCIACION DE DUENOS LAS PALMAS A.C.
LAS PALMAS COMMUNITY ASSOCIATION**



HOA BOARD MEETING

Sunday August 19, 2012

BOARD AGENDA:

Board Meeting to start @ 1:00PM

Embassy Suites Phoenix - Airport
2333 East Thomas Road
Phoenix, AZ 85016
(602) 957-1910

1. Call to order.
2. Members present.
3. Members absent.
4. Approval of minutes of last Board Meeting.

5. Las Palmas On-site Management report: Year to date

- 2012 Year to date budget vs. actual report – Osvaldo/Leo
- 2012 Completed Projects - Osvaldo /Leo
- 2012 Ongoing or In Progress Projects – Osvaldo/Leo
- 2012 review of remaining Projects- Osvaldo/Leo
- 2012 review of cost saving measures and progress report - Osvaldo/Leo

6. Treasurers' Financial Report: Year to date

- 2012 Las Palmas Overall Financials, Year to date – Jaana / Lynda
- 2012 Las Palmas Reserves report - Jaana / Lynda
- 2012 Las Palmas Receivables report - Jaana / Lynda

7. Quality Controller Report: Year to Date:

- Review of the Quality Control Position (Processes & Positions). Jackie McGrew
- Onsite Operations Quality Control Report - Jackie McGrew
- Rental Companies Quality Control Report. i.e. impact fee status , rents etc. - Jackie McGrew
- On-site Vendors/Operators (Amenities) Report. i.e. Restaurant , Store, Message - Jackie McGrew
- HOA Treatment on Change of Ownership within Las Palmas properties report. - Jackie McGrew
- How to treat personal transfer of ownership. The sale/legal transfer on person to person.
- How to treat Limited or LLC (non personal). The sale or transfer of an LLC changing the ownership within an LLC from one person to another person.
- New Owners welcome package - Jackie McGrew/Ross

8. Las Palmas Web Master Report - Ross

- Review and report of Las Palmas website.
- Review and report on the status of the "*State of Las Palmas*" "*2012 Mid Year Owners*" newsletter.
- Proposals for improved online owner services including.

9. Security Initiative. Bruce

- Review and report of Las Palmas new security initiative.
- Review and report on Las Palmas Security Department new equipment.

10. Presentation by the Alternate/Solar Energy Committee. John, Skip, Leroy

- Review the onsite solar feasibility analysis & report completed by Joseph`s company earlier this year.
- Review, report and present on any other alternate energy options for heating the main pool.

- Recommendation by the committee on how to move forward regarding the heating of the main pool. In this recommendations, the committee is to identify the best option.
- A Board discussion on the presentation /proposal including any questions for the committee.
- A Board decision on the merits of the committee`s recommendations and to placed any valid recommendations by the committee on the agenda for the next owners assembly meeting to a vote.

11. Las Palmas status within Sandy Beach and other Associations - Dan

- Review and report on Penasco`s Resort and Association of Presidents Meeting.
- Review and report on the Arizona / Sonora Tourism Conference held in Penasco.
- Review and report on the state of Las Palmas and what the future holds.

12. Adjournment.

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William

Some board meetings has been discussed on the site with all of those who need some encouragement in their lives. I am getting [professional resume review](#) this year. You can heard a lot more from such places and arrange such meetings that can help in boasting your business in the long run for years.

December 15, 2019 @ 11:56 PM

[Reply](#)



abc

Our academic pursuits, along with a range of extracurricular activities, help in honing a child's skills and ensuring that he/she grows to be a mature and responsible citizen.

[top cbse school in greater noida](#)

[admission 2020 top school in greater noida](#)
[premium school in noida](#)

November 7, 2019 @ 4:54 AM

[Reply](#)



Dave Sardella

We are going to attend the meeting. Will we have an opportunity to speak regarding any of the agenda items?

August 2, 2012 @ 9:32 AM

[Reply](#)



mugsiv@gmail.com (Reply to: Dave Sardella)

Hi Dave, No, unfortunately owners can only observe and listen. If you have concerns or issues you want addressed on a specific agenda item, please send the Board an email request with the concerns or issue you want discussed.

August 2, 2012 @ 4:02 PM

[Reply](#)

Projects In Progress

July 19, 2012 @ 10:23 PM



Repainting Ledges



Re-Vamping grill area for restaurant



Palm Trees being trimmed



Freshly polished. Working on a lacquer to protect the statue from oxidation.



Wireless Wi Fi Transmitters strategically loacated- Courtesy of Dolphin Beach Rentals.



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abc

Our academic pursuits, along with a range of extracurricular activities, help in honing a child's skills and ensuring that he/she grows to be a mature and responsible citizen.

[best cbse school in greater noida](#)
[secure school in greater noida](#)

November 7, 2019 @ 4:56 AM

[Reply](#)



Carl & June Danweber

About this wireless Wi Fi. Does this mean we can eliminate internet connection in our condos? That would be nice. thank you...Carl Danweber

July 20, 2012 @ 9:41 AM

[Reply](#)



Ross - Webmaster (Reply to: Carl & June Danweber)

Paying Owners & guests will be given different passwords to access the system. The fee will depend on your data usage/speed. Dolphin will be sending out an official notice on how to access the new higher speed system.

July 20, 2012 @ 10:23 AM

[Reply](#)

New Wi Fi System

July 20, 2012 @ 3:07 PM

Received the following letter from Hiram Roche, Dolphin Beach Rentals. Hiram advises WIFI is encrypted and only available to those who currently subscribe to internet service, and will be given their password.

Wednesday, July 18, 2012

Nowadays the Internet access is a primary need for almost everyone, even when people go on vacation; this is a way to look at least for a brief moment anything related to work or to communicate to relatives or friends.

We have done very important upgrades on the existing Local Area Network and the Internet Service, one of the upgrade is to provide wireless coverage in all the resort outdoors and indoors. The new equipment is business class which means that are design to be 365/7 up and running with the latest WiFi 802.11n MIMO (Multiple Input, Multiple Output) technology which reach higher speeds and ranges of coverage than the G band that has been the standard for the latest years. All these will run on the infrastructure already in place some additions were done to achieve the maximum performance.

The Internet was also upgraded in speed and technology, this is more efficient type of connection, and actually no other business has at this moment this kind of connection. This type of service is not affected by the amount of user the city could have, with Infinitum services which is a type home service there are some hours during the day that slows down. For the new service the time for support is immediate from the ISP which is TELMEX.

Without getting in many details the Internet Access will be simpler to the final user and without interruption also reachable in more areas of the resort. To be able to access to the service there will be required a password as usual.

Right now the installation is in progress and we estimate to have all the system working by the end of July, until then the system will reach his maximum performance and will eliminate the common problems that we have been having. The main problem we had on the network was reseted

devices that were connected back in a wrong way creating IP conflicts. With this new lay out we will avoid all these problems. All the devices in the unit will be removed eventually.

At this moment we have 4 access points up and running, I have tested some of them and the performance is very good, we want to evaluate all the setup once is installed to see if we need to do some adjustments or additions.





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CBD oil

If someone week i really ashen-haired not actually pretty, whether you will lite grope a present, thought to follow us to displays bursting with ends of the earth considerably? Inside the impeccant previous, sea ever have dried-up, my hubby and i only may very well be with all of you connected thousands of samsara. [CBD oil](#)

February 1, 2020 @ 3:55 AM

[Reply](#)



Dave Sardella

Are the owners still going to be paying for the renters? Or, are the renters going to pay for their use? Ross' comment: Paying Owners & guests will be given different passwords to access the system. The fee will depend on your data usage/speed. Dolphin will be sending out an official notice on how to access the new higher speed system. Fee will depend on usage/speed??? - does not mean the owner does not have to pay each month when not using the service?

July 24, 2012 @ 3:49 PM

[Reply](#)



Hiram Roche (Reply to: Dave Sardella)

The service remains the same, just through a series of access points with more capability and we are upgrading the service.

July 25, 2012 @ 8:08 AM

[Reply](#)

Las Palmas Continues to Sell Out

July 27, 2012 @ 5:23 AM

HI ALL

LOOK AT ALL THE TOURIST WE HAVE IN LAS PALMAS ON THURSDAY, WE HAVE BEEN LIKE THIS SINCE JUNE AND ALL OF JULY , TOURITS WILL GO AWAY THE SECOND WEEK OF AUGUST SINCE KIDS GO BACK TO SCHOOL.

GREETINGS TO ALL

OSVALDO



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Balvina

Hope it continues this way-especially for next year's summer.

July 28, 2012 @ 10:01 AM

[Reply](#)



Ann Marie Wiley

Hi Osvaldo, The picture is AWESOME! No wonder you and all your workers, Al Young and all who work for him have made Las Palmas a beautiful place. Thanks so much for posting the picture.

July 27, 2012 @ 1:54 PM

[Reply](#)

New Security Equipment

August 13, 2012 @ 11:02 AM

Osvaldo & Board Vice President Bruce Turner, a retired police officer, are pleased to report that our security department has received some much needed updated equipment. Officers received flashlights, handcuffs, pepper spray, badges, leather gear among other law enforcement items.

Bruce has personally trained our officers on the proper use of handcuffs and how to put them on rapidly and efficiently. He also instructed them on the proper use of pepper spray and other security tips.

Everyone also agreed that in three months, the security officers will be given a physical test. This should give the ample time to train and improve their physical condition in the event of an emergency situation. The training and new equipment will help our guards improve their security skills with increased knowledge and improve job performance.





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Bruce Turner

Owners thank you so much for your kind comments. It makes my day to receive positive comments from the boards work and efforts to improve the resort. Bruce Turner board member

August 16, 2012 @ 9:48 AM

[Reply](#)



Cathryn Stotesbery

Thank you Bruce and Osvaldo for all your efforts to bring our security personnel up to standards! This can only be a positive thing for owners and guests at Las Palmas. We appreciate you!

August 15, 2012 @ 8:22 PM

[Reply](#)



Harv & Claudette Kuntz

It is great to see real training and professionalism to IMPROVE Las Palmas and make a safe clean place for all of us, Thanks to Bruce and Osvaldo

August 14, 2012 @ 5:19 PM

[Reply](#)



Ann Marie Wiley

We are so thankful for all your help, time and knowledge. Ann Marie and Maria

August 14, 2012 @ 8:55 AM

[Reply](#)



David Frenznick

We were just down for an extended period in July. We were pleased to note increased vigilance on the part of our security force. We observed several instances where our guards actually approached resort guests and politely made them aware of the "no glass" and "no smoking" policies around the pool. That never seemed to happen in the past. Kudos to Bruce and the entire board. Please let our security staff know that at least one owner has noted the changes and appreciates their efforts.

August 14, 2012 @ 8:45 AM

[Reply](#)



Noriegas (Reply to: David Frenznick)

Make that 2 owners! Great job...our resort just gets better and better! So fortunate to be owners here!

August 14, 2012 @ 10:10 AM

New Signage

August 15, 2012 @ 11:06 AM

I AM SENDING YOU PICTURES OF THE SIGNS THAT WE MADE AND PLACED IN THE CLUBHOUSE, THEY HAVE LIGHTS INSIDE AND OUTSIDE, THE COST FOR ALL OF THESE WAS \$1,200.00 US DOLLARS THAT INCLUDES MATERIAL AND LABOR. THE MATERIAL IS MADE OF A THICKER METAL. MR. ROSS ANFUSO HELPED US WITH THE DESIGN AND THE PLACE WHERE THE LETTERS WOULD LOOK BETTER.

BEST REGARDS,

OSVALDO BELTRAN



LAS PALMAS



OFFICE







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Harv & Claudette Kuntz

Looks fantastic- very classy, but NOT over the top-great job

August 17, 2012 @ 5:41 PM

[Reply](#)



marian anfuso cristina

NOW YOU ARE COOKING WITH GAS.... KEEP UP THE WONDERFUL JOB YOU ARE DOING.

August 16, 2012 @ 5:32 PM

[Reply](#)



Taryn Babcock

Beautiful job! Everyone is doing such a good job at Las Palmas.

August 16, 2012 @ 1:30 PM

[Reply](#)



Gary Dufresne

You are doing a great job. Keep up the good work. Gary

August 16, 2012 @ 10:45 AM

[Reply](#)



Cathy Baeshore

It looks beautiful! Thanks for a great effort!

August 16, 2012 @ 10:39 AM

[Reply](#)



joe noriega

Wow, looks great and I bet even better at night!!

August 16, 2012 @ 10:09 AM

[Reply](#)



benniestoner

Looks great..especially the lights at night!

August 16, 2012 @ 9:17 AM

HOA Board Meeting Minutes August 19 2012

September 4, 2012 @ 7:20 AM

ASOCIACION DE DUENOS LAS PALMAS A.C. LAS PALMAS COMMUNITY ASSOCIATION

HOA BOARD MEETING MINUTES

Sunday August 19, 2012

1. Call to order.
2. Members present.

Dan Dimovoski, President; Bruce Turner, Vice President; Jaana Ponzio, Treasurer

Support Members Present: Osvaldo Beltran Camacho, Resort Comptroller Leo, On-site Accountant; Jackie McGrew, Quality Control; Lynda Saveski, US Accountant; Ross Anfuso, Communications

3. Members absent. All Solar Committee members; Leroy Tapia, Skip Pence, John Guider
 4. APPROVED minutes of last Board Meeting of April 15, 2012
 5. Las Palmas On-site Management report: Year to date
- 2012 Year to date budget vs. actual report – Osvaldo/Leo

Payroll \$129,000 diff \$1,000 over budget

- Extra security guard hired as needed for busy weekends.

Administration expenses

Insurance Expense budget OK

Mechanical Room slightly over budget

Landscaping - Over budget \$600

Cleaning and Maintenance over budget

Over \$3,000 due to party for HOA Assembly meeting.

Will add as budget item in future.

Pool parts were needed

Pruning and trimming of the large palm trees required an outside contract, unable to do in-house

High volume of tourists

Put all supplies under lock & key and removed from easy accessibility

Elevator Maintenance within budget

Utilities 30% under budget, \$86,000 vs \$44,000

Better Lighting management, fixtures on buildings and on-off times

APPROVED expenditure for motion switches in all public baños

Water 35% savings, water leak repaired; negotiated better rate

Proposed electric hand dryers; Osvaldo will research cost effectiveness over paper

All Taxes & Federal Zone Paid

Pool Inspection conducted by officials, certified clean and A-OK

Pest Control; using a blend of outside service contract and our employees for cost effectiveness.

- 2012 Completed Projects - Osvaldo /Leo

Cool Deck taken a lot of abuse, Plan to update & maintenance during winter; proposal to seal and protect surface.

Removal of lava rock from parking area has been well accepted

Painted Light Posts

New Signage - only 60 watts; will research & consider LED cost effective.

Better planning to alert owners for student seminars as last spring; only three noise complaints with 800 students. Complaints were from owners not in rental pool. Better enforcement of rules.

Painting Garage Doors; Charging owners \$200.00, need to rethink price as too low to discourage shirking responsibility.

Landscaping improvements, planters in parking lot and at each building.

Exterior stucco repair of Bonita Building completed and we have been reimbursed by insurance company.

Clubhouse air-conditioning and windows were welcome improvements.

Sonora Arizona meeting - report to be given by Dan Dimovski

- 2012 Ongoing or In Progress Projects – Osvadlo/Leo

Start work ASAP to replace palapas for Delphin and Bonita Buildings

Repair water runoff for Villas.

Villa Doors in poor condition, owners to be notified and repaired. Condo doors also a problem because of prior paint job not done properly. Need a plan to address this dilemma. Research to get costs to re-do properly sand, and repaint and refinish. Bring results to General Assembly Meeting.

25 more new pool chaises & pads to be put into service: totals: 10 per front building, 5 per back buildings, 35 for clubhouse.

- 2012 review of remaining Projects- Osvadlo/Leo

Proposal to upgrade pool slide(s), getting prices to make taller.

Security Camera system. Low light system, ten cameras recommended, \$6,000; APPROVED from surplus funds. Bruce to spearhead installation.

Additional palm trees needed. APPROVED purchase of 30 trees budget \$3,000 from budget surplus.

Pickup truck & trailer needed, total cost \$8,000 APPROVED

- 2012 review of cost saving measures and progress report - Osvaldo/Leo

Water saving measure for toilets @ \$16.00 per fixture. Keeps pressure over valve as opposed to placing jar or brick in tank. Research still needed to actual cost savings and further testing

6. Treasurers' Financial Report: Year to date; Jaana Ponzio

Checking \$124,247.36

Savings \$39,103.86

Reserves \$117,885.78

Reserve CD \$123,234.31

Total \$404,471.31

Accounts Receivable: only 1 in liens, all others current, NO DELINQUENCIES, some even overpaid.

Highest bank balance ever.

- 2012 Las Palmas Overall Financials, Year to date – Jaana / Lynda
 - Great situation from collections standpoint. NO DELs
 - All Federal and State Taxes and Corporate Fees are paid and current.

7. Quality Controller Report: Year to Date; Jackie McGrew

Audit of funds transfer and expenditures and all facturas match.

Working with Osvaldo on quotes for new balcony rails, aluminum with or without glass.

Water saving measure for toilets @ \$16.00 per fixture. Keeps pressure over valve as opposed to placing jar or brick in tank. Research still needed to actual cost savings and further testing.

Current on all tenants rental monies.

Oswaldo to provide pad and move restaurant BBQ area off the cool deck.

Audit of Rental Impact Fees.

Meeting yesterday with Al young of Dolphin Rentals regarding discrepancies in the number of reservations reported by guard shack personnel.

New procedure to get rental list each day from each rental company to cross check at guard shack. This will create a monthly report to ensure we are receiving proper impact fees.

8. Las Palmas Web Master Report - Ross

Removed on line payment system from website as not cost effective and creating a banking nightmare.

Owners welcome packet revisions were discussed and will be completed for final draft approval ASAP. Oswaldo will work on Spanish version.

Packet will be given to new owners with CCRs. Must contain the legal amendment for dues appropriation. Hard copy a must.

Fractional Owners must appoint a representative for voting purposes. One owner may not vote without a legal signed document appointing that person by the fractional owners.

Updating emails and addresses has been problematic.

Will be preparing another newsletter: "*State of Las Palmas 2012 Mid Year Owners Newsletter*" to be based on this meeting and the General Assembly to go out sometime in late September. Each Board member write write a memo to be included for this issue.

Added Spanish translation button to all the pages of website.

9. Security Initiative. Bruce Turner

Installation of manual barricade gate.

The Reservation cross check will be maintained by security personnel, and would like to implement the log with departure audits as well.

Additional wrist band now in use for guests using restaurant. This will help identify if they are using pool and clubhouse facilities, as well as special parking pass for those guests.

Security patrol of vehicle passes to ensure all vehicles have been accounted for.

Zero Tolerance policy to be enforced.

New equipment including batons, handcuffs, uniforms and badges was acquired. They were given training on the equipment and importance of professional appearance. Security staff morale at all time high as they have gained more confidence in dealing with situations and enforcing the rules.

10. Presentation by the Alternate/Solar Energy Committee. John, Skip, Leroy

Solar Committee Presentation was not given as committee members were absent.

Considerable studies and expense has been incurred, and still not resolved with respect to all the variables:

Partial system for \$50K

Intermediate system for \$100K

Full blown system is \$150K

plus maintenance expenses.

Decision must be made by vote at General Assembly meeting.

- New information and design on dividing the main pool for approximately \$25K. Additional costs for esthetics.
- Should be presented to the owners via newsletter for vote at GA meeting.
- Approved to Provide to owners by next GA all options for voting on heating pools, total costs and options and perhaps hybrid solution.

11. Las Palmas status within Sandy Beach and other Associations - Dan

- Results of Presidents of all the HOA presidents. meetings with all the Sandy Beach resorts.
- We are in a very proud position, with lowest fees by far compared to other beach resort properties.
- Problems with Federal zone were not unique to Las Palmas
- Arizona Tourism meeting - Problems with travel warnings and US Consulate. Recognize importance of tourism and political lobbying.

- Thanked Board for time, effort, compromise and decision making skills.

12. Questions & Answers from owners present

13. Meeting Adjourned.

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stevena ngelina

I can't access this blog, and it's a big problem for me, since I need to write a paper today. I can ask the [writers per hour](#) to write the paper for me, but it won't have the same affect. I just hope that this site works for me.

January 19, 2020 @ 11:31 AM

[Reply](#)



Ron Studeny

cont: meeting was rarely followed if at all. The temp of the jacuzzis is extremely low for 95% of us America gringos. There, must be a way with 5 hot tubs to have one of them "HOT". Lets say 101 to 104, ready, and available from 10am to 10pm daily. Also, I don't believe swim toys, floaties, inner tubes and children under 12 years old should be allowed. Hot tubs are not play pools. We already have 3 terrific kiddie pools for them to play with their alligators and such! Sauna??? WiFi is spotty @??

September 15, 2012 @ 11:04 AM

[Reply](#)



Ron Studeny

I too am very impressed with the operation of the HOA and want to thank Osvaldo, Leo, and everyone on staff for their professional attitude and hard work. I am a on site owner and nearly full time resident. I was on site 100% from Nov. 2011 until June 2012. That being said I must tell you(if your listening) I and several other owners were very disappointed in the heating of the pools and hot tubs! The baja jacuzzi never worked and was never heated. The schedule we were given at the Jan. annual m

September 15, 2012 @ 10:47 AM

[Reply](#)



Harv & Cladette Kuntz

Subject: Water saving toilet Usually, if a toilet is on a water saving device, you sometime have to FLUSH 2-3 times, our question is, are you really saving ANY more water. Now those 2-button jobs that are for a specific function might do the trick.probably too expensive, though, just some thoughts. C & H...G-601 and D-504...

September 4, 2012 @ 5:25 PM

[Reply](#)



ROSS (Reply to: Harv & Cladette Kuntz)

The water saver is still being tested in my condo, do you want to volunteer for a test also? So far no issues with an additional flush. It creates a vortex in the tank so there is not a reduction in the flush power. Whether or not the water savings offsets the initial cost would probably take a year to recover depending on use. The Board will not proceed with this until absolutely certain it makes sense. Osvaldo is still considering other water saving measures.

September 10, 2012 @ 8:48 AM

[Reply](#)



Cathryn Stotesbery

So glad we were able to attend the board meeting in Phoenix, although we were disappointed to see only 4 owners in attendance. Since the Solar Committee did not report,will this information be presented at the next board meeting, so homeowners will have ample time to consider and discuss all options before a vote is taken at the annual meeting in January? I also want to thank the Board for all their hard work, their excellent care of Las Palmas Resort and representing the homeowners wisely.

September 4, 2012 @ 2:59 PM

[Reply](#)



marain anfuso cristina

It is obivious how your hard work has improved our resort 100%.

September 4, 2012 @ 7:51 AM

Storm Damage

September 12, 2012 @ 4:54 PM



The following email was sent to all owners in the Dolphin rental pool. We are re-sending it to everyone so that those not in the pool are informed of the intense storm that battered our

resort. Please inspect your condos and villas for water damage. Leaking seals in windows and patio doors were the culprit in the lower floors.

An incredible amount of rain and gale force winds pounded Penasco thru Tuesday. Many roads were closed, including the main crossing in Sonoyta. Business closed, and vacationers were turned away at the border due to the flash flooding.

We had heavy rain for two consecutive days in Puerto Peñasco. I have already walked through the condos especially on the top floors and I have found damage in the top units all related to the roof leaking, this also caused damage in to the units on the sixth floor from the leaking of the top units. We also have seen damage in many condos from rain blowing through the doors and leaking through the windows seals. I will bring an outside person to assist me to inspect all the units in order to speed up the inspection process. For those of you that have insurance you can please contact me and I will assist you and give all information you may need and take a look of your unit. For your convenience please email me and I will respond ASAP.

Sincerely yours
America Marquez
Manager
Las Palmas Beachfront Resorts 480-747-3387



america@lasplamas-mex.com
Web: www.laspalmas-mex.com

(Photos courtesy of MexicoRuss)

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Everett Castle

Just read about storm in Sept could someone ck on my condo Bonita302. If any damage done please email me and I will ck on condo. I have not been since August. Thx Dr Castle

October 25, 2012 @ 8:32 PM

Annual Meeting Scheduled

September 13, 2012 @ 4:54 PM

The HOA Board has announced the date for our next annual General Assembly Meeting.



It will be held at the main clubhouse on Saturday January 19, 2013 at 10:00 am.

The agenda is not yet finalized, but there will be some key large expenditure issues that will need to be voted upon. The agenda and an explanation of the key voting items will be posted some time after the next Board meeting to be held in late November.

Please plan to attend or have your proxys correctly filled out for the proxy holder to present at the meeting. We urge you to contact your neighbors to do the same.

ATTENTION FRACTIONAL OWNERS

Please note, we must have a written appointment for a voting representative for all Fractional Units for their vote to be counted.

NEW PALAPAS

September 27, 2012 @ 3:50 AM

NEW PALAPAS FOR BONITA BUILDING

I am sending pictures of the New palapas that we finished today in Bonita building that were agreed in the last Board Meeting that took place on August 19 2012. The Board suggested to make new palapas in the buildings Bonita and Delphin using the same design from the ones in Baja and Grande. It took us exactly a month to take the old ones down and to finish building the new ones using our own maintenance employees from Las Palmas. We also took advantage of the situation and placed a lamp in order to have light at night. On monday we will start demolishing the palapas from Delphin building to finish them approximately by the end of October.

Best regards,

Oswaldo Beltran

Las Palmas Comptroller













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tania

they look awesome...

September 27, 2012 @ 9:35 PM

[Reply](#)



Harv & Claudette

Just tremendous ! thanks to You, Osvaldo and your fine crew..

September 27, 2012 @ 4:41 PM

[Reply](#)



Cathy

We love all the great things you are doing!

September 27, 2012 @ 1:27 PM

[Reply](#)



Joe

Looks great as do all the other improvements! Thanks to Osvaldo and crew for all the hard work!

September 27, 2012 @ 12:12 PM

[Reply](#)



bennie stoner

Looks great, thank you Osvaldo!

September 27, 2012 @ 10:54 AM

[Reply](#)



Dave Sardella

Looks GREAT! Thanks for improving the resort and staying within budget.

September 27, 2012 @ 9:20 AM

Delphin Palapas Underway

October 26, 2012 @ 4:06 PM

The construction of the Delphin palapas is now underway. Our crew has removed the old and began the construction of a much better design to match those at the other buildings.

The concrete columns have been poured and will be finished in short order. Using our own employees has saved us considerable expense on this project.

Also included here is a photo of the sample installation of a gorgeous see thru railing. More photos and info on costs and options on this proposal coming soon!







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David Frenznick

Do we have a projected cost to outfit the entire resort with the glass railing? I was just down over the weekend and they do really look good.

November 9, 2012 @ 10:15 AM

[Reply](#)



Ross - Webmaster (Reply to: David Frenznick)

Yes, the details will be posted in the minutes any day now. \$20,000 per building for clear and \$25,000 per building for tinted. We will be voting on which option.

November 25, 2012 @ 11:20 PM

[Reply](#)



J.noriega

The railings look awesome....

October 29, 2012 @ 6:44 AM

[Reply](#)



J Noriega (Reply to: J.noriega)

Being here now and seeing them, they really look good and update the buildings.

November 1, 2012 @ 5:22 PM

[Reply](#)



Ross

Very easy to clean with a few swipes with a squeegee. Takes less than 2 minutes.

October 27, 2012 @ 8:55 PM

[Reply](#)



NANCY APRIL

The new railing is beautiful but who will keep it clean? My windows are always filthy with windblown sand...

October 27, 2012 @ 5:47 PM

[Reply](#)



Skip Pence

New railing looks great!

October 27, 2012 @ 10:26 AM

[Reply](#)

Board Meeting Re-Scheduled

November 8, 2012 @ 12:50 AM

The Board meeting has been re-scheduled from Saturday the 17th to **SUNDAY, November 18th** at 10:00 am in the Las Palmas conference room on the second floor of the clubhouse.



Owners are invited to attend and listen to the proceedings, but may not participate. You are welcome to send an email to the Board prior to the meeting date if there is any issue they would like addressed. There will be a short Q&A after the meeting if you would like to offer some input at that time.

An agenda will be posted as soon as it is ready. The Board plans to discuss many important capital improvement projects to be voted on at the General Assembly in January.

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Deb and Tom Johnson

Oswaldo, could you please check our kitchen faucet it is the only one in the place that seems to have lower water pressure, could we get it cleaned before next weekend. Keys are on file with you.. Thanks Baja 205

November 11, 2012 @ 7:38 PM

[Reply](#)



Marian Anfuso Cristina

A thought in the future - You have so many good plans ahead of you but really feel the cactus plants in the driveway areas are very dangerous. Accidents can happen. Try to think of another plant that might be appropriate.

November 8, 2012 @ 4:21 PM

[Reply](#)



Sandee Bennett

Who is leaving the Board? Are you sending out a call for candidates? Any capital improvements should have proposal, estimates costs, etc. sent to owners in advance so we can make an informed decision. Thanks,

November 8, 2012 @ 9:19 AM

[Reply](#)



ROSS (Reply to: Sandee Bennett)

Yes, that is the purpose of November 18 Board Meeting, to prioritize and budget these projects and expenditures for a vote at the annual meeting. The call for candidates will be posted momentarily.

November 8, 2012 @ 10:16 PM

[Reply](#)



Oswaldo

WE CLEAN THE SAND IN ZINC VALVE IN BONITA 501, NOW HE HAS GOOD PRESSURE WATER ., HAVE A GOOD DAY OSVALDO

October 24, 2012 @ 10:05 AM

[Reply](#)



Warren (Reply to: Osvaldo)

Thank you. You guys are the best.

November 8, 2012 @ 9:15 AM

[Reply](#)



J noriega (Reply to: Osvaldo)

Can you explain how to do this as our pressure is low as well as other condos in delphin. Thanks!

November 8, 2012 @ 8:09 AM

[Reply](#)



Ross (Reply to: J noriega)

Your concern has been forwarded to Osvaldo. Does he have access to your condo? He will have the valve and filter cleaned for you. Anyone else experiencing low pressure should contact Osvaldo with their unit number so he may resolve the problem.

November 8, 2012 @ 10:20 PM

[Reply](#)



david sardella

We just returned from Las Palmas Bonita 403B and we experienced low water pressure also (not crowded so not many people using the water?). Could only use water from one source at a time.

October 23, 2012 @ 9:05 AM

[Reply](#)



Dr. Warren D. Levine

Same comment as last year, which has yet to be resolved. There is VERY low water pressure in the showers. . . .

October 21, 2012 @ 9:14 AM

[Reply](#)



Osvaldo (Reply to: Dr. Warren D. Levine)

WE CLEAN THE SAND IN ZINC VALVE IN BONITA 501, NOW HE HAS GOOD PRESSURE WATER ., HAVE A GOOD DAY OSVALDO

October 24, 2012 @ 10:06 AM

[Reply](#)



Ross (Reply to: Dr. Warren D. Levine)

This is usually caused by sand in the water line clogging the filter screen. I will have Osvaldo check it out. Does he have access???

October 21, 2012 @ 12:56 PM

[Reply](#)

Call for Candidates Resumes

November 8, 2012 @ 9:58 PM



Well folks, its that time of year again. Jaana Ponzio's is up for re-election for her position as Board Treasurer. Any owners who would like to run along with Jaana for Treasurer are free to do so. Please submit your intentions to this website via reply email, and include your resume for review by the ownership.

The term is for three years, and we would like qualified individuals with accounting/bookkeeping experience in HOA matters who desire to become a candidate for

this position. We welcome anyone who is interested in offering their services to be voted upon at the conclusion of our annual meeting in January.

Your resume will be posted on this website, and you will be placed on the ballot along with Jaana and all other candidates. We would like to post all the resumes on December 15th, so please submit them before that date.

Sumit to: mugslv@gmail.com

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Lory

Jaana is very competent and I hope see stays on the board. Lory Baja 601

September 11, 2013 @ 3:39 PM

[Reply](#)



Jaana ponzio

Thank you all for your past support We would not be where we are today if we did not have Dan , Bruce, Osvaldo and all the workers at Las Palmas working together as a team. Thanks fir the positive feed back from home owners it is always appreciated.

November 10, 2012 @ 6:22 AM

[Reply](#)



Jnoriega (Reply to: Jaana ponzio)

Couldnt agree more!

November 24, 2012 @ 7:35 PM

[Reply](#)



Ann Marie Wiley

DITTO ON KEEPING JAANA. ONCE AGAIN WE THANK THE TEAM ON THEIR FANTASTIC WORK THEY ARE DOING FOR ALL OWNERS. ANN MARIE WILEY AND MARIA, GRANDE 205 AND GRANDE 102

November 9, 2012 @ 12:48 PM

[Reply](#)



NANCY APRIL

My vote is to keep Jaana in...you guys, as a team, have done an AMAZING job!!! Can't thank you enough! Nancy April, Baja 501

November 9, 2012 @ 12:03 PM

[Reply](#)

Golf Tourney

November 24, 2012 @ 3:40 PM



HOA Vice President, Bruce Turner is putting together a golf tournament for interested owners and their guests. Scheduled for the weekend of our annual owners meeting on Friday, January 18, 2013. It will be held at Laguna Del Mar, a Jack Nicholas course.

Please email Bruce directly if you are interested in participating. If there is enough interest, Bruce will move forward and advise everyone of the details. This is a great opportunity for owners to come together and have a good time out on the golf course. Please let Bruce know at your earliest convenience.

yumacop1@yahoo.com

Fitness Room Moved Upstairs

November 25, 2012 @ 10:29 PM



The Board has voted to move the fitness room upstairs. This will free up our prime corner in the clubhouse for rental.

We will be updating the fitness room with free weights, benches, mirrors, mats, dedicated air conditioner, TVs and a glass enclosure with a separate entrance.

We will be reducing the game room to one pool table and one foosball table. The pool table will be recovered and new cues provided.

Oswaldo and Jackie are actively seeking tenants for the downstairs space. We anticipate finding a suitable tenant by spring, so this will be another way for us to generate income and enhance the amenities at our resort.

Glass Enclosure for Clubhouse Approved

November 26, 2012 @ 9:56 AM



The Board has approved installation of a glass enclosure for the second floor of the clubhouse. This includes commercial quality sliding glass windows.

These windows will allow us to utilize this room in the cool months as well as providing protection from the wind and elements.

Also planned is new furniture with a bar and TVs using a dedicated high definition satellite system. This system will also feed the game room, upstairs lobby and newly re-located fitness room.

Cost of the project is not to exceed \$10,000.

Also, please note the fresh coat of fire retardant green paint that will be applied to all the palapas!



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NANCY APRIL

Where is this \$10,000 coming from? Will it cause our dues to go up or is it coming from excess reserves? Didn't the HOA vote this down at last year's meeting (or perhaps it was 2011?) Doesn't matter to me one way or another but my biggest concern right now is keeping our monthly fees manageable. Thanks for your efforts.

November 28, 2012 @ 12:14 AM

[Reply](#)



Robin Winters

That sounds great! However I did go see the new workout space and I am disappointed how packed together the equipment is. There is no space between the machines at all and it is really only people using the treadmills that will get any air. I'm hoping this is a work-in-progress.

November 27, 2012 @ 12:09 PM

[Reply](#)



Bruce (Reply to: Robin Winters)

Robin, Thanks for your comment. Yes, it is a work in progress. I would like to talk with you about the layout. There is a plan to install a mini split A/C in the room which is motion activated when someone enters the room. Lets talk when we both have time. Bruce Turner HOA Board member 928-246-1117

November 28, 2012 @ 7:41 AM

[Reply](#)



Joe

Great idea & looks good!

November 27, 2012 @ 9:57 AM

[Reply](#)

Boomer Fest

November 27, 2012 @ 10:10 AM

BOOMER FEST DAYS

May 1-5, 2013 Rocky Point, Puerto Peñasco, Mexico

Skip Pence sent us an email link to the Boomer Fest to be held in Peñasco on May 1 - 5, 2013.

This will be one of the largest events to ever hit Rocky Point. The celebrity promoters are bringing five days of world class entertainment with 24 music superstars from the 60s, 70s, and 80s.

Other events are also planned for this festival, so this will certainly have a huge positive effect on rentals and the local economy. The attention and press coverage will give bring positive publicity our resort town so desperately needs. Check out the details at:

<http://www.prweb.com/releases/prweb2012/9/prweb9897416.htm>

Thanks for the info Skip!

Board Member Meeting Minutes November 18th 2012

December 10, 2012 @ 7:25 PM



Click on the links below to review and print the Board Meeting Minutes from November 18, 2012.

Also there is a link to the new Owners Packet and the amended CCRs.

Please note that there will be many important items for owners to vote on at the Annual Meeting, so please plan to attend on Saturday, January 19th 2013.

More details will follow in our annual newsletter and on this web site.

Please print these documents for your reference.



Las Palmas Home Owners Association

Welcome Packet
Las Palmas Board of Directors

Revised November 2012



LAS PALMAS

Project Documents

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NANCY APRIL

Will we, the original owners, be given these updated documents at the meeting? I would like to have the most recent version of the Project Documents as well as the New Owners Welcome Packet but too many pages to print. Thanks for letting me know.
Nancy April

December 23, 2012 @ 3:21 PM

[Reply](#)



Jaana (Reply to: NANCY APRIL)

Hi every one if you don't want to print your own you can forward this documents to Kinko and if you like to have a new set I believe last time we check it was over \$50.00 to print

Golf Tourney Update

December 15, 2012 @ 5:10 PM



We currently have TWELVE owners and their guests who are going to be participating in the **1st ANNUAL LAS PALMAS GOLF TOURNAMENT**. So far, that brings our participation to 24 golfers! The

tournament will be held at Laguna Del Mar Golf Course on Friday January 18, 2013. Check in time is 9:30am and tee off at 10:00am.

The formats will be a Best Ball & Scramble, with prizes for closest to the pin, and longest drive. The participants will receive a box lunch, balls, tees, ball markers and other items. In addition there will be raffles, gifts and prizes that will include Las Palmas logo hats, shirts, free dinners and small cash awards.

The tourney will coincide with our annual HOA meeting so it will be a great opportunity to meet your neighbors, build friendships and have fun playing golf.



The entry fee will be \$40.00 and possibly less, determined by the total number of entrants, so we are making a last call for anyone interested to sign up and contact Bruce Turner via email at **yumacop1@yahoo.com**. The sooner you let Bruce know your intentions, the better we can plan.

This should be a great outing so don't miss it!

Wishing everyone a safe, happy holiday season!



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2013 General Assembly Agenda

December 18, 2012 @ 3:08 PM



ASOCIACION DE DUEÑOS LAS PALMAS A.C.

LAS PALMAS COMMUNITY ASSOCIATION

HOA OWNERS MEETING

JANUARY 19, 2013

ASSEMBLY AGENDA:

Member Check in / Registration @ 10:00am

Call to order, Assignment of Scrutinizers – Validation of Legal Quorum

1. Introduction of HOA Board members & HOA Administration team.
2. Introduction to the Las Palmas management team.
3. President's Opening Remarks
4. Report -"State of the Resort" 2012 overview & 2013 goals and objectives.
5. Treasurers Financial report for 2012.
6. Report on the capital expenditures and capital purchases in 2012.
7. Managers Operational report including a review of 2012 special projects.
8. Quality control report including the onsite rental companies , impact fees, guest controls and processes, amenities and outlets.
9. Dolphin Rental Company
10. Long Realty & Castaways Rentals
11. Las Palmas Med Restaurant and expanded services.
12. Presentation & voting on 2013 HOA projects for Las Palmas growth and development.
 - o Replacing condo balcony rails to aluminum & glass (sample on site)
 - o Clubhouse main pool divide wall & bridge to maximize utilization of heated pool area. (Artist rendition available to view)
 - o Signature grand water slide (Artist rendition available to view)
 - o Solar System Solution for Las Palmas. (Sample on site)
13. Legal document from Developer. Owner's ratification vote to accept Developers transfer of Las Palmas development documents to the HOA retroactive.
14. Board Member election and voting procedures.
 - o 3 year Term Board Member (Jaana Ponzio – Director Position)
15. Final Call for Nominations.
16. Brief statement by nominees.
17. Election/ voting for 3 year member.
18. Presentation of the 2013 Operation Budget.
19. Member voting on the 2013 Operation Budget.
20. Open Forum. Any Other Items.
21. Questions & Answers.
22. Closing of the owners assembly. Meeting adjourned.

Note: Owners Appreciation Fiesta with dinner and drinks starts @ 5:30pm Saturday December 19, 2013 second level of new glass enclosed owner's clubhouse multi-purpose bar and lounge. Catering by The Med Restaurant.

Dear Fellow Las Palmas Owners,

A general assembly meeting for all Las Palmas owners is to be held 10am Saturday, January 19, 2013 pursuant to article 28 from the law to hold an annual meeting. The purpose of the meeting is to conduct and carry on the business of the Las Palmas Home Owners Association to include HOA business, the owner ratification voting of major 2013 projects, the election of a three year term for a Board member and owner ratification voting on the 2013 budget.

Until such time, the operation of Las Palmas will continue with the existing Board Members and the same HOA fees as approved for the 2012 budget. The first quarter common fees due January 1, 2013 may or may not be adjusted based on the approval of the 2013 budget. Should there be a change in 2013 HOA fees, owner account balances will be adjusted accordingly to reflect these changes for the second quarter payments due April 1, 2013.

Las Palmas has had an extraordinary 2012 year. It has been a year of major progress and accomplishments for the HOA and the owners. The present achievements and proposed projects for 2013 will position our association to be one of the most successful resorts in Puerto Peñasco. In the last five years while other resorts have been increasing their fees and imposing assessments for major capital expenditures Las Palmas has been decreasing its owners fees each year and has managed to pay for major capital expenditures without ever implementing any assessments to the owners. All at the same time, building a financial surplus and capital reserve levels unmatched in Las Palmas history.

To continue this practice it is important for Las Palmas to invest in its future and to invest wisely. Every project and every proposal reviewed by the board has been closely scrutinized to meet the main criteria: "How will it benefit Las Palmas" and "What is the return on our investment". The Board's commitment to maximize the value of all owners' property in Las Palmas has been the cornerstone of all decision making.

For 2013, your Las Palmas Board of Directors has proposed for owner ratification four major signature projects that will place Las Palmas at the forefront of resorts in the Peñasco area and be the example others will try to emulate. Each one of these proposals is expected to provide a return on our investment and help position Las Palmas for future success.

The Board's philosophy of "expect more and pay less" fits into all 2013 project proposals for owner ratification. We will continue to find ways to improve Las Palmas by investing in infrastructure and the people that provide the services and amenities in our community. It is because of everyone's efforts, for the fifth year in a row, we have managed to operate under budget.

Because of our past cost savings success, we will be able to finance all proposed projects without any assessments and without any owner fees increases. As a matter of fact, the Board will be proposing a nominal owner fee *decrease* in the 2013 budget. For the very first year, with projects of this magnitude, the owners of Las Palmas will be able to decide on the future direction of our resort & our association.

In addition to major projects proposed for 2013, the Board is planning to implement HOA processes and practices in cooperation with the rental companies through our Quality Control and Operations Outlet Consultant Jackie McGrew. The main focus for this initiative is to minimize rental guest overcrowding and to set minimum standards for services and amenities offered in Las Palmas.

This initiative will allow our onsite management team, led by Osvaldo Beltron Camacho to focus on the day to day operations, project management and follow the directions the Board and owners as determined for the purpose of achieving Las Palmas long term goals and objectives.

More details on the 2013 proposed projects, the 2012 accomplishments and the Board of Directors plan for 2013 will be available in the second annual Las Palmas newsletter expected to be sent out to all owners in early January 2013. As always all information communicated to the owners will also be available on our website as it becomes available.

The Las Palmas HOA Board of Directors scheduled the General assembly meeting for 10:00 Saturday, January 19, 2013. The Board wants to remind all owners that it is everyone's responsibility to participate in these meetings either in person or by proxy. We have an unprecedented agenda this year and very important plans and proposals needing all owner attention to help the HOA Board members with our direction for 2013. Please make every effort to attend or to send in your proxies to the attached address if you are unable to attend this meeting. The Spanish version of the proxy **must** be filled out to be valid. If you misplace your proxy you can go online to www.laspalmashoa.com/documents.html and print one. The HOA website has direction on how to fill out the proxy.

Should you not be able to attend, please forward your proxy to someone that you know and can vote on your behalf. If you do not know anyone, choose our Administrator, where you send your payments or to the HOA Board, with Lynda Saveski designated as proxy with your directions. They may be faxed, scanned email, or snail mailed to us. Ross Anfuso will continue to oversee the our website and will assist in the official HOA communication by posting HOA information from Board Members as well as messages from owners pertaining to and consistent with Las Palmas HOA business.

The Board of Directors is grateful to all owners that have assisted the HOA and given their personal time to participate in Committees, attending Board meetings and be a part of the process in any capacity. In consideration for all the owners support by attending the Annual Owners meetings, this year the HOA is hosting the "Owners Appreciation Fiesta" celebration at scheduled for 5:30pm Saturday January 19,2013. The festivities will include all food and drink. It will be catered by the Las Palmas Med restaurant. Please email our Administrator Lynda Saveski your attendance if possible, noting the number of people in your party so we can better prepare. Also for those interested in participating in the first Las Palmas Owners Golf Tournament that same weekend, please go on line to our website or contact our Vice President Bruce Turner for details.

Your Las Palmas HOA Board of Directors

Jaana Ponzio

Bruce Turner

Dan Dimovski

2013 General Assembly Proxy's

December 19, 2012 @ 10:29 AM

Click on the links below for the proxys for the 2013 General Assembly Meeting to be held on January 19th



at 10:00 am

Please also review the instructions and remember that both the ENGLISH AND SPANISH versions must be completed for the proxy to be valid.

Also make sure you complete the correct proxy for INDIVIDUAL OWNER OR FOR LLC.

[2013 Proxy for Individual](#)

[2013 Proxy for LLC](#)

[INSTRUCTIONS ON HOW TO COMPLETE YOUR PROXY.](#)

Please give your proxy to the person you want to represent you so that they may present it at the meeting in your absence. Your proxy representative may be your building rep or you may give instructions on how you want to vote to our US Administrator, Lynda Saveski, by email or fax, prior to January 18th, 2013.

Lynda Saveski- Administrator
929 N Val Vista Dr, Suite C-109, Box 164
Gilbert, AZ 85234
(480) 659-0861 (Call ahead to fax)

lynda-laspalmas@cox.net

Clubhouse Balcony

December 20, 2012 @ 11:51 AM



We are pleased to announce that Osvaldo and the contractor have completed the glass enclosure of the clubhouse balcony that was approved at the last Board meeting.

These are beautiful sliding glass windows that enhance the appearance of our clubhouse, and provide a year-round gathering place, regardless of the weather.

Also planned for the room is a full service nine stool bar, two 55" flat screen high definition TV's on a new dedicated satellite system for the entire clubhouse. Also planned are new tables and chairs.

This room will be a new focal point for our resort, perfect for catering events, parties and make a great lounge area for owners and guests alike.





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Robin Winters

It sounds wonderful. Can't wait to see it! Thanks!

December 23, 2012 @ 8:48 AM

[Reply](#)



Kurt Geisler

Really looks good!

December 21, 2012 @ 3:31 PM

[Reply](#)



Cathy Baeshore

Thank you! Looks great. Thanks to all who work so diligently to make our resort the best!

December 21, 2012 @ 3:28 PM

[Reply](#)



Joe noriega

Looks Awesome.great job!!

December 21, 2012 @ 2:11 PM

[Reply](#)

Solar Panel Sample

December 21, 2012 @ 9:30 AM



Here you can see a non-working sample of what the installed solar panel system would look like that is being proposed for our resort. This display will give the owners an idea of how the finished project will appear, so we encourage you to view it first hand and close up. A presentation on this "solar to grid" system will be given by the contractor and voted upon at the General Assembly meeting.

This is not a thermal system, but an electricity generator to put power back into the public utility electric grid. Comisión Federal de Electricidad will give Las Palmas one for one credit on the power the panels generate. See the Board Meeting minutes of November 18th.

This and many other important issues that will **not** have any impact on monthly dues, are being voted on, so please plan to attend our meeting on January 19th, 2013. If you cannot attend, please send a proxy with your representative so your vote will be counted. Please carefully review all the agenda items posted on this website.

Also remember we are holding an **Appreciation Fiesta** that evening, and the **1st Annual Golf Tournament** is scheduled for Friday the 18th. Contact Bruce Turner for tourney registration. (See details elsewhere on this website). All in all it should be an eventful weekend, so come on down!



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Jose

This is a great program from the Federal government. I would encourage as many as possible. Electricity is very expensive in Mexico and this would substantially help the resort. Personally ,I would go as far as installing solar panels at the Condo level as well. This way there would be a direct benifet to the owners Electric bill. Don't know if this is feasible as there is only so much space.

December 22, 2012 @ 10:53 AM

[Reply](#)

Pool Dividing Bridge

December 23, 2012 @ 10:50 PM

At the November Board Meeting, the Board voted to divide the main swimming pool at a 60-40 ratio. This will make heating the pool more manageable and much more cost efficient.

Finally, Las Palmas will offer a heated swimming pool in the cool months. This coupled with our planned solar electricity generation would cost very little to heat, if not at no cost at all. (see preceding page)

Esthetically, our architect has come up with two different bridge designs for vote at the next Owners Meeting on January 19th.

Proposal # 1 is a simple straightforward bridge with wooden rails. It has a projected cost of \$25,000. plus engineering.

Proposal #2 has two intermediate bridges with a landing in the center. It has a project cost of \$40,000. plus engineering.

Please plan to attend our annual meeting to vote on which bridge design you prefer. This will be paid for out of the surplus fund, and will not increase monthly fees.

Proposal #1:



Proposal #2:



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tania

our vote: we like the 2nd one!

January 5, 2013 @ 7:09 PM

[Reply](#)



Cat and Ray D-502

Way in favor of #1. Looks safer and proper porportioned in size to the pool.

December 27, 2012 @ 11:32 AM

[Reply](#)



loren

Prop 2 looks too steep as illustrated. I see wet feet slipping. I like the center landing but am curious why it needs to have such an arc. I guess I can show up and ask come meeting time. -Baja 502-

December 26, 2012 @ 6:47 PM

[Reply](#)



J noriega

I agree with the others....single bridge...the other one i can see kids climbing thru & jumping off of the landing.

December 24, 2012 @ 9:19 PM

[Reply](#)



R.Estella

proposal #1 does have a neater look

December 24, 2012 @ 4:51 PM

[Reply](#)



Cathy

Looks good. I really like the single bridge, not because of price but because of its simplicity.

December 24, 2012 @ 1:47 PM

[Reply](#)



Everett Castle

Esthetic wise bridge #1'is better. Beauty with simplicitly and costs less. If it was my personnel pool I would choose # 1 and it is cheaper. Thx Mr. Castle Bonita 302

December 24, 2012 @ 12:58 PM

[Reply](#)

DUES REMINDER

December 25, 2012 @ 9:18 PM

Well its that time again...Your statement is in the mail if you haven't already received it along with



the agenda and proxy's.

Please remember that your quarterly HOA fees payment is due the first of every Quarter. Please plan to mail or pay your dues so that we receive your payment prior to January 1, 2013.

Dues are delinquent as of the 16th and a \$25.00 late fee will be applied automatically to the account. Past Due accounts in excess of 30 days will be sent to collections, per the Board.

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Livictere1946

It's really best offer as I seen in your collection and I hope you will continue to post such items and [top essay](#) service provides well instruction. Keep it up!

February 23, 2019 @ 10:20 AM

[Reply](#)



DavidHodges

Keep it up! collections are great

February 23, 2019 @ 10:18 AM