

# Home Port News Courtesy of Joe Houchin

January 3, 2016 @ 10:15 PM

## **PART XIX: ECONOMIC IMPACT OF HOME PORT ON PUERTO PEÑASCO**



By Joe Houchin

This impact study is aimed towards helping our readers understand more fully what a cruise ship departure and arrival port will mean to our little slice of paradise by the sea. In past articles we have covered statistics based on known actual expenditures by cruise passengers and crew members, proven arrival and departure patterns of cruisers and many other details about this special tourism market, all of which have painted a rather dramatic scenario for unprecedented growth in our community.

We've shared about the importance of a welcoming atmosphere to cruisers who are all used to being pampered by the cruise lines from the time they purchase a ticket to the time they disembark at the end of their cruise. We know that all the city and its citizenry have to be sure of is to make every cruiser feel welcome, and make sure we have the service and supplies that meet the quality and availability they are accustomed to receiving.

On a few occasions we have devoted stories to rumor control when facts do not support what is believed by some readers, either through a misunderstanding or due to a distortion of the facts. This is one of those blogs.

In our last post, Part XVIII, we related a conversation with Wendy Winzer, Project Administrator for Port construction, in which she let us know that work on the new pier would taper off during the Christmas holidays due to so many workers wanting to take their vacations during this time. As predicted, it seemed their last job was to complete anchoring the light buoys that warn boats and ships where the jetty is located and where it will be when finished. They are easily seen for miles around. Wendy also informed us that bids had been accepted and construction was underway to build the docking platforms where the ships would be tied and anchored. This construction, too, she correctly predicted would be affected by the holidays.

Just a couple of weeks ago, a small article appeared in print that stated the federal government had cancelled the contract of a construction company involved in the building of the pier. This seemed to spur the rumor that the home port project was cancelled. The fact is that there were two companies contracted to build the dock that will be attached to the pier. The federal government decided that one company would be sufficient to construct the dock and cancelled the contract of one of the companies. The dock construction is a separately awarded contract and independent of the major pier construction that was initially awarded. The construction of the cruise terminal is yet another separately awarded bid. The construction of the terminal put out for bid and has been awarded, so we can look forward to that activity beginning in the new year.

As the new year unfolds, look for what will seem like one major construction project, which is actually three different projects, operated by three separate bid awards. We hope this clarifies any questions about the future of our highly anticipated cruise ship home port. We welcome and encourage inquiries from anyone looking for clarification on any phase of this important and ambitious endeavor. We will seek and find the facts when available to satisfy your inquiries.

## **Nominations being accepted**

*January 5, 2016 @ 7:19 AM*

### **ELECTION CALL**

We will be voting for the three year term for Jaana Ponzio's position as Treasurer of the Las Palmas Community Association.

Anyone interested in running for this position may forward a letter of intent and a brief resume to be posted on the official HOA website.

Jaana has agreed to run again for this position. Please email your letter of intent and resume to:

[hoaboard@laspalmashoa.com](mailto:hoaboard@laspalmashoa.com)

# 2016 AGENDA and Letter from Board of Directors

January 7, 2016 @ 9:04 PM

## CALL

Based on the stipulation under article 2 and article 28 as set out in the Las Palmas Covenants, Conditions & Restrictions (CC&R's), for an annual meeting of the Members of the Association, also consistent with article 32 of the Condominium and Home Owners Association Property Regime Real Estate Law for the State of Sonora, we convoke in First Call, all the members of the Las Palmas Home Owners Association located on Paseo Las Palmas SN, Edificio 1 Interior Casa Club. Col. Costa Diamante, Puerto Penasco, Sonora 83550 to the effect of holding a General Assembly meeting on the 23<sup>rd</sup> day of the month of January 2016, at 10:00 hours, in the multipurpose area of the second floor of the clubhouse. In the same way for the event of no gathering legal quorum in the moment mentions above, we convoke for the same purpose, in Second Call at 10:30 hours in the same date and place; meeting that will be held by the following agenda:

## AGENDA;

Member Check in / Registration: 10:00am Saturday January 23, 2016

1. Call to order, Welcome by the HOA President.
2. Election of the President of the assembly meeting, appointment of the Secretary and the assignment of Scrutinizers.
3. Validation of Legal Quorum, in which case, declaration of a legal integration of the assembly.
4. Introduction of Board members, on site management team, administration, etc.
5. President's Opening Remarks
1. Report on the "State of Las Palmas Resort"
2. A review of 2015 and the new HOA rental system with Las Palmas Reservations (LPR) as the operator.
3. The direction for 2016.
6. Vice President's report. To include information regarding Las Palmas 2016 wristband policy.
7. Treasurers' Financial report for 2015, including a report on Las Palmas books by an independent Certified Financial Accountant firm of Erickson Financial Services out of Phoenix.
8. Manager's on-site operational report to include an update and summary of Las Palmas outlets: The Med, Variety Store, Spa/Massage, Jewelry & Souvenirs Stores and, UNO MAS clubhouse bar and 2<sup>nd</sup> floor multi-purpose function area for special events.
9. Presentation and voting on 2016 HOA Proposals:

a. To remove rusting, unsightly and high maintenance metal railings currently a part of our fence structure surrounding our buildings, and add blocks with stucco style cement to match the existing style. The work can be done in-house. The cost is estimated at \$2000.00 per building for a total of \$8,000.<sup>00</sup> for all four buildings. A sample is currently completed in front of the Bonita building for owners to view.

b. To add glass and aluminum railings to all ground floor condominium units to be consistent with the glass and aluminum railings on the other floors of all four buildings. The cost will be approximately \$5,000.<sup>00</sup> per building, for a total approximate cost of \$20,000.<sup>00</sup>.

c. To ratify existing HOA Board passed trespass policy for Las Palmas. The Las Palmas HOA Board of Directors has found a need to exercise its right under article 5.3 of the CC&R's and implemented an official trespass policy as it pertains to the health, safety, and welfare of owners, guests, and residents.

The purpose of this Policy is to promote and ensure the safety, security, enjoyment, and well-being of all residents, guests, employees, and other persons who have a legitimate purpose on Las Palmas Beachfront Resort property. With increasing guest occupancy and other traffic in our community, the need to have an official trespass policy is essential for the safety of our community.

d. Propose to create a fair impact/resort fee policy for ALL "Guests of Owner" NOT accompanied by the Owner during their short term stay. "Guests of Owner" are impacting our community like never before, this is causing additional wear and tear on our common areas and services that all owners have to be responsible for. The HOA has created a "Guest of Owner" wristband that accommodates this guest access to our community. The wristband policy does not address the financial impact this guest places on our community. This proposal give the owners an opportunity to determine how the collective owners want the HOA to deal with this "Guest of Owner" as it pertains to them paying a fair share of fees that currently is spread out to all owners and not to any of our guests. There are four options for this proposal. Should a new policy be approved, penalties for not adhering to this policy will include suspension of owner privileges and restricting all guests of owners for a defined period. Each violation will have a progressive suspension.

Pick only one option for voting. The option that you believe best deals with this matter.

**Option 1:**

All non-accompanied Guests of Owner will be required to pay impact/resort fees at the going rate for their overnight stay or visit on the resort.

**Option 2:**

All non-accompanied Guests of Owner will be required to pay impact/resort fees at the going rate for their overnight stay on the resort ONLY AFTER THE TENTH (10th) STAY OR VISIT.

**Option 3:**

ONLY non-accompanied "Paying Guests of Owner" will be required to pay impact/resort fees at the going rate for their overnight stay on the resort. NON paying guest of owners will not be required to pay impact/resort fees to the HOA. NON paying guest of owner must confirm at check in they are NON paying guest of Owner (Honor System).

**Option 4:**

No change in the way Impact/Resort fees are currently dealt with for paying dues.

10. Presentation and voting of the 2016 Operation Budgets.
11. Board Member election and voting procedures.
  - a. 3 Year Term Board Member (Jaana Ponzio – HOA Treasurer)
12. Final call for nominations and brief statement by nominees.
13. Questions and Answers.
14. Closing of the owners' assembly. Meeting adjourned.

Please join us for the annual Owners Appreciation Fiesta with dinner and drinks starting at 5:30pm, Saturday January 23, 2016 in the second level owners' clubhouse multi-purpose/UNO MAS bar and lounge. Catering by The Med Restaurant.

Note: The Las Palmas HOA Board of Directors has scheduled two information sessions at Las Palmas to provide an opportunity for additional information to owners interested in receiving more detail on the progress of the new HOA rental system and the proposals on the agenda for owners to vote on.

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### ***Info Session I***

*5:00pm-7:00PM Thursday January 21, 2016 on the second floor of the clubhouse in the UNO MAS area.*

### ***Info Session II***

*5:00pm-7:00PM Friday January 22, 2016 on the second floor of the clubhouse in the UNO MAS area.*

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### **Dear Fellow Las Palmas Owners,**

A general assembly meeting for all Las Palmas owners is to be held at 10am Saturday, January 23, 2016, pursuant to our CC&R's. The purpose of the meeting is to conduct and carry out the business of the Las Palmas Homeowners Association to include HOA business, owner ratification of all current HOA business, voting on 2016 proposals, election of a three year term for a Board member and owner ratification voting on the 2016 budget.

Until such time, the operation of Las Palmas will continue with the existing Board Members and the same HOA fees as approved in the 2015 budget. The Board will be proposing an approximate 5% **decrease** in owners' fees for 2016. This can be attributed to two factors directly associated with the new Operator of the HOA rental system, Las Palmas Reservations, also known as LPR. Increased rental business by LPR for 2015 meant increased impact fees collected by the HOA. Additionally, LPR will commence the utilization of the on-site laundry facility sometime early this year and will discontinue the use of the owners' residential washers and dryers.

The estimated savings for the HOA in water annually is approximately \$25,000.<sup>00</sup>. The water used in a resort style laundry facility with large "economies of scale" commercial equipment will be a fraction of the estimated 115 washers used at peak periods during high season. On the owner side, the estimated

savings of electricity by not using the owners' washers, dryers and water heaters is projected to save the average owner \$220.<sup>00</sup> per year based on 2015 rental figures.

The savings to the owners in the rental pool collectively is approximately another \$25,000.<sup>00</sup>. This also means less wear and tear on your machines and water heaters which results in less expenses and replacement costs on your equipment. The HOA is very pleased to be in this position and is excited about all the other benefits LPR will be providing the owners of Las Palmas moving forward. For your information, the first quarter common fees due January 1, 2016 will stay the same pending owner's approval of proposals for 2016. Should the proposed 2016 budget pass, the owners HOA fees will be adjusted to reflect the decreased fees for 2016 in the second quarter.

As we look back on 2015, Las Palmas saw a transition from a private rental system to an HOA owned rental system. From this system a new onsite rental company operator was formed, Las Palmas Reservations, a consortium of three partner companies with experience in HOA Associations and resort style operations, which coordinated a successful transition for the HOA and the rental owners. As promised, the transition was completed and the outcome generated on average, over 20% more business for all the collective renter owners. The former private rental companies continue to have a relationship with Las Palmas through LPR. They both now operate as "preferred travel agents" and provide bookings through LPR's reservation system.

This new HOA rental system is the best of both worlds for Las Palmas and its owners. The preferred travel agents receive around 15% for the rack rate and only focus on bookings and are no longer responsible for any on-site rental operations. LPR receives approximately 20% of the rack rate bookings and focuses on the on-site rental operations allowing them more time to find ways on their own to bring in more business for Las Palmas. The new system works, the result is more business for the rental owners receiving the 65% of the rack rate bookings, more care and attention for the rental units, more benefits all around, and more impact fees for the HOA to keep your dues low as we use these funds to maintain the wear and tear on our resort and offer more amenities and services.

As discussed in the 2016 Las Palmas newsletter sent out to all owners, this is only the beginning; if the owners continue to support his system, the benefits will continue to improve Las Palmas financially, as a resort and as a community. The Board wants the owners to know, from the outside, Las Palmas is in the best position ever. The market resale values of our property are at their highest since prior to the last recession, the new rental system with LPR is a great success, and benefits for owners and our community will continue to bless us. Yet there are still internal matters, as owners, we need deal with and these matters are not something that we as Board members can resolve on our own.

For the Board, it is important that all owners have the opportunity to participate in the resolution of these matters as it can have a profound impact on all of us. As Board members we have seen this community provide great value and great return in many ways to the owners in the past few years, however, still there will be some owners that may not be happy with the direction of Las Palmas. This is the reality of owning property in an association style community. The focus and the direction will always be as a collective and based on the majority of the owners that participate in the decision making process. If an association community is to be successful it must move in the direction that first benefits the collective owners, and by benefiting the collective the individual can benefit also.

By changing the rental system in 2015 many of the problems associated with the old private rental companies, we as owners were experiencing, went away when they left: overcrowding in the rental units, questionable screening of renter guests and employees or associates affiliated with the private rental companies jeopardizing our security. Although many problems we had with the private rental system went away, unfortunately the HOA started to see new problems in 2015 not associated with the new rental system. The HOA started to notice the resort had a very large percentage of owner wristbands being worn and these guests were not owners.

While investigating, it was found that that we had a group of owners allowing guests to stay in their condos and villas and sometimes in very large groups with owner's wristbands that were questionable. In some situations these guest were using counterfeit owner wristbands. When we checked the security

logs for 2015, the visits are in the hundreds for some units. While we love that we have a large group of guests with great frequency we also notice an extensive wear and tear on our community. This affects all of us as owners as we all share in the responsibility of maintaining and keeping our community in the best possible shape. As a Board it is our responsibility to take steps to deal with these matters, and to also bring them to all owners' attention for direction. The HOA has reached out to owners and formed a committee on how we can best deal with a new form of "guests of owner".

As a result of this committee and its recommendations, the HOA is adding an additional wristband in 2016 for "guests of owner". Moving forward, owner wristbands will only be for actual owners. This will better control the overcrowding and security issues we experienced. Additionally, four proposal options have been put together and placed on the agenda for addressing this matter on how you, the owners, would like to deal with "guest of owners" (paying and non-paying) as it pertains to HOA impact/resort fees. Please take the time to review these proposals and educate yourself on the importance of this matter. Information is available on the website, and will be provided at our information sessions prior to the owners meeting. Please see the agenda for attached meeting times and dates.

The Board created a second committee in 2015 to address the extensive wear and tear of our community on a maintenance level and on how we can keep our community aesthetic standard during periods of great wear and tear, especially during the high rental season. A concerned owner has agreed to volunteer and head this committee in an effort to keep up the overall appearance of Las Palmas and work with the HOA to assist in the in this undertaking. From this, there are two proposals that focus on improvement of the general appearance of the Las Palmas common area and may help with the long term maintenance of such. One other proposal will be focusing on the security and protecting our community through a trespass policy.

In 2016 the Board will ensure the resort is moving forward with its approved proposals and the direction of the owners, but will also focus on what is to become a major undertaking for Las Palmas in the near future. With the exception of our villas and buildings, the biggest and the most expensive infrastructure in Las Palmas is our roads. Over the past 10 years our resort has been aging and the sea salt and natural elements have given our roads a beating. This beating has been gradually deteriorating the concrete based interlocking pavers.

We have been able to keep up with the maintenance of our buildings and more recently the maintenance and waterproofing of our villas. The HOA spent over \$40,000.<sup>00</sup> in 2015 just on the villa waterproofing and painting. We are preparing to do the same for our roads. We have been saving and increasing our contributions to our reserves for this purpose. We have over \$100,000.<sup>00</sup> just in reserves and are able to allocate even more from savings and surplus if necessary. In 2016 we will continue to plan and work on a solution for our roads, and continue to build on our reserves. At this time, the specific pavers we have for our roads and the road that leads to Las Palmas are not available. If we choose different pavers, there will be a noticeable difference and we may still have the same problem in ten years or less.

Changing to asphalt or concrete will require approval from the owners as it changes the overall look of our community and the HOA Board does not believe at this time that this is a better solution. It is the goal of the Board to come up with a road solution that not only keeps the same aesthetic appeal of our community but also does not require an assessment. The HOA Board is confident that we have the reserves and savings to complete this massive project starting as early as 2017. Although the roads are not on the agenda for 2016, the Board wants the owners to know that we are working on a solution and welcome owners' input at our meeting on the direction of our road challenge.

At this time, the Board wants to remind all owners that it is everyone's responsibility to participate in these meetings either in person or by proxy. The owners meetings are a very important part of the HOA process. During these meetings, information is provided to owners, and owners have an opportunity to actively participate in the direction and decision making process on plans and proposals presented. Please make every effort to attend the meeting 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](http://www.laspalmashoa.com) and print one. The HOA website has directions on how to fill out the proxy. Should you choose to vote by proxy, please forward your proxy to someone that you know and can vote on your behalf. If you do not know anyone, you can choose to send your proxy to our Administrator, where you send your payments for quarterly dues, or to the HOA Board, to the attention of Lynda Saveski, along with your directions. They may be faxed, scanned email, or snail mailed to us.

The Board of Directors is grateful to all owners that have assisted the HOA and given their personal time to be a part of the process. We want to thank the owners that volunteered their time and effort to participate in the 2015 committees. In consideration for all the owners support, the HOA will continue to host the "Owners Appreciation Fiesta" celebration scheduled for 5:30pm Saturday January 23, 2016. The festivities will include all food and drink. It will be catered by the Las Palmas Med Restaurant.

Please e-mail our Administrator Lynda Saveski your attendance if possible, noting the number of people in your party so we can plan. Because of the great response in the past we are in a position to limit this function to owners and their representatives. Also for those interested in participating in the 4<sup>th</sup> annual Las Palmas Owners Golf Tournament that same weekend, please go online 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

## 2016 Newsletter

January 15, 2016 @ 10:59 AM

**LAS PALMAS Community Association**  
**Asociación de Dueños LAS PALMAS**



**Dan Dimovski**  
President

2016 will be the start of a new beginning for Las Palmas in many ways. The owners of Las Palmas have proven that anything can be accomplished if we are united and work together toward a common goal for all owners of Las Palmas. Changing how we operate from a private rental system to an HOA owned rental system plan proves that owners of Las Palmas can determine their own destiny as a collective. That destiny must benefit the community as a whole.

Giving the new rental system an opportunity under our new Operator, Las Palmas Reservations (LPR), has proven, not only does it work, it works better for all owners. All owners of Las Palmas have already benefited in many ways. One major way that matters the most, is the bottom line for owners in the rental pool, both for increased revenues and decreased expenses.

The new system commits the Operator, LPR, to provide routine maintenance at cost to the owner, cleaning fees discounted to the owner. Resort style services and amenities that never existed under the previous system will now exist under the new system, not just for the rental pool owners but also for non-rental owners.

After only eight months of operation, the new rental company under LPR's management has increased the average rental revenues over 20% from the previous year. Owners are already seeing the difference in services and amenities as promised in the proposal under an HOA owned rental system. Our rental company, LPR, has invested in Las Palmas and its owners on a level that had never been possible before.

Within the first year, LPR has invested over \$45,000.00 just in capital equipment and amenities that include resort style laundry equipment, a resort style activity/towel center that will be providing amenities and services not only to rental guest, but all owners. To accom-

### LAS PALMAS "ROCKS"!

**Perspectiva del Home Port en Puerto Peñasco, Sonora, a Mediano y Largo Plazo.**

**Sea cruising from Sonora**

Cruises originating in Puerto Peñasco will be four days long with two stops in Guaymas and Topolobampo or up to seven days with additional stops.

**Here are the tentative itineraries:**

**4-day cruise destinations**

- Puerto Peñasco • Guaymas • Topolobampo

**5-day cruise destinations**

- Puerto Peñasco • Guaymas • Topolobampo
- Loreto or Cabo San Lucas

**7-day cruise destinations**

- Puerto Peñasco • Guaymas • Topolobampo • Mazatlán
- Cabo San Lucas • Loreto

SOURCE: Sonora Office of Tourism, Associated Press, ENR

pany the activity/towel center, and for the young family guest, LPR has invested in a mini turtle slide, a feature that our rental guests have been requesting. LPR has also committed to provide local transportation services to rental and owner guests, and LPR has purchased a resort style shuttle van and will be providing transportation services to our rental guest and our owners based on demand.

Additionally, LPR has invested thousands of dollars in new, high-quality, linens and towels for units in the rental pool. LPR is also paying for the lobby renovation which will provide increased services with their expanded front desk, designed to accommodate up to four rental guests at a time, as well as a new designated position specifically for Executive Owner/Guest. Services that will be operating out of the lobby really office. This new liaison person will provide services necessary to make the owner / guest experience the best it can be during their stay at Las Palmas. LPR has committed to operating the Las Palmas Spa, with an employee at LPR's expense to provide services that had been missing in 2015. LPR will incorporate this amenity through their rental operations and will provide spa services to all owners at a substantial discount as another benefit to our owners.

This is just the start - the owners asked for a better resort and a better community, and in 2016 the owners will get what they asked for and more. These positive changes are all necessary changes to bring our resort and our community to the next level. To a level where we

Continued on inside front cover



The 2016 newsletter *Inside Las Palmas*, is in the mail! For those of you who may not have received it, below is a link for you to view a PDF version of it. You may also click on the photo on the right.

It is in 11x17 format, so you will have to scroll the page around to read all of it. There are two pages.

We hope to see everyone at the Annual Meeting Saturday, January 23rd, and the cocktail and dinner party in the evening. Don't forget the Golf Tournament on Friday!

If you can't attend, please download a proxy from the documents page of our website, and send back with your instructions on how you want your vote recorded.

[hoaboard@laspalmashoa.com](mailto:hoaboard@laspalmashoa.com)

[Link to \*Inside Las Palmas\*, 2016 HOA Newsletter](#)

## **Baby Yeyle Renata Leal**

January 20, 2016 @ 11:34 PM

We are pleased to announce that Leo & Yesica Leal gave birth to a beautiful baby girl, Yeyle Renata on November 25. For those of you who do not know Leo, he is Osvaldo's right hand man and handles payroll, accounting, and whatever else is needed in the HOA office. CONGRATULATIONS!



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**Claudette n Harv**

Always a true blessing, the sign of God's gifts. Contratulations

January 26, 2016 @ 2:49 PM

[Reply](#)



**ann marie wiley**

Congratulations!!! Beautiful baby girl. God Bless

January 23, 2016 @ 1:42 PM

[Reply](#)



**Joe/Corey Noriega**

So precious! Congratulations!

January 21, 2016 @ 10:59 AM

[Reply](#)



**Cathy Baeshore**

Leo and Yesica - congratulations! She is beautiful!

January 21, 2016 @ 7:30 AM

[Reply](#)

## Voting Results

February 5, 2016 @ 1:13 AM

For those of you who did not attend the homeowners meeting on January 23, 2016, below are the results of the voting. A Quorum of 67.9% was present.

Agenda Item	YES	NO
Remove Rusting Unsightly and High Maintenance Metal Railings Surrounding Buildings. Replace with stucco style blocks as per sample at Bonita Building. Total estimated cost \$8,000.	61.29%	6.4%
Add Glass Aluminum Railings to Ground Floor Condos	40.31%	27.30%
Ratify Existing Board Trespass Policy.	52.27%	9.30%
<b>Fair Impact Resort Fee</b>		
<b>Option 1</b> - All non- accompanied Guest Of Owner pay impact/resort fees at going rate.	7.91%	
<b>Option 2</b> - All non-accompanied Guest of Owner pay impact/resort fees at going rate after the 10th stay.	17.39%	
	21.32%	

<b>Option 3</b> - Only NON-accompanied PAYING Guest of Owner will pay fees. NON-PAYING Guests do not pay any impact fees. Non Paying Guests must confirm at check-in they are non-paying (honor system).		
<b>Option 4</b> - No Change to Current Policy	19.21%	
Vote for 3 year Board Position - Jaana Ponzio, Treasurer	59.80%	7.89% write in
Approve 2016 Budget	64.06%	3.63%

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**Warren**

It's so nice to side with the winning team.

February 5, 2016 @ 8:56 AM

[Reply](#)

## 2nd Quarter Dues

April 6, 2016 @ 3:43 PM



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 2nd Quarter payment before April 15, 2016.

If you are depositing directly into our Chase Bank account, please remember to put your name and unit number are on the deposit slip to insure your payment gets posted the correct account.

Dues are considered delinquent as of the 16<sup>th</sup> and a \$25.00 late fee will be applied automatically to the account.

**[Click on this link to our instruction page on how to make dues payments](#)**

THANKS!

## **Mega Slide Under Repair**

*April 25, 2016 @ 3:19 PM*

The re-design and engineering of our new giant slide has been completed. Work has now begun to make the turns wider and safer. Previously, there was a possibility of injury due to the sharp nature of the turns when going down the mega slide. There are two sections being replaced that will give a much better experience for taller riders with these changes.

The mega slide will be out of commission for approximately one week while the repairs are made and replacement parts are installed.



## Getting Ready for the Summer Crush

*May 10, 2016 @ 7:20 PM*

The giant slide has been re-engineered to make it safer for tall people who were getting injured with the old design. The work has been completed and we are now re-painting it.





Osvaldo and his crew are repositioning the beach palapas. We are moving sand on the beach so the new palapas are at a lower eye level. We are also spacing them farther apart. This new configuration will allow a much more esthetic view of the beach, without palapas blocking the beautiful view of the Sea.





## New Tiki Bar

*July 18, 2016 @ 4:34 PM*

Las Palmas now has a fabulous new TIKI BAR located at the entrance to the beach path! They are serving fresh made Margaritas and Piña Coladas, beer, soda, water, and soft drinks, all at great prices.

Stop by and enjoy a refreshing cocktail, and get out of the sun for a while! Our new TIKI BAR is great new asset to our community, and will be open from 11am to 8pm during our busy season and for special events.



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**Diane Schwarz**

What days/hours will it be open?

August 17, 2016 @ 9:13 AM

[Reply](#)



**Mary Ann Saunders**

Love this idea. Looks great.

July 19, 2016 @ 1:08 PM

[Reply](#)



**Sylvia fruchthandler**

Great job. Thank you to all that make all of this possible. No so it we have the best Hoa in Sandy beach.

July 19, 2016 @ 8:19 AM

## Water Main Repairs

July 26, 2016 @ 10:55 AM

On Sunday July 24th, Las Palmas had an unexpected water line break affecting the Baja Building and certain Villas.

The break was in a difficult spot, and complications required several hours of repair. Unfortunately our guests in the affected areas were without water service while the repairs were completed. Service was temporarily restored Sunday evening until 10am on Monday.

The repair work continued Monday morning and the HOA and LPR were in close communications to advise guests, and mitigate complaints. Overall, guests were understanding, and our team was able to completely restore service around 4:00pm on Monday.

It is highly unusual for this type of break, as these are the very large, thick main service lines that typically never have a problem. Since this is the second time this break occurred over the last four years, Osvaldo and his two engineers are analyzing why this is happening and what needs to be done during low season to prevent it from happening again.

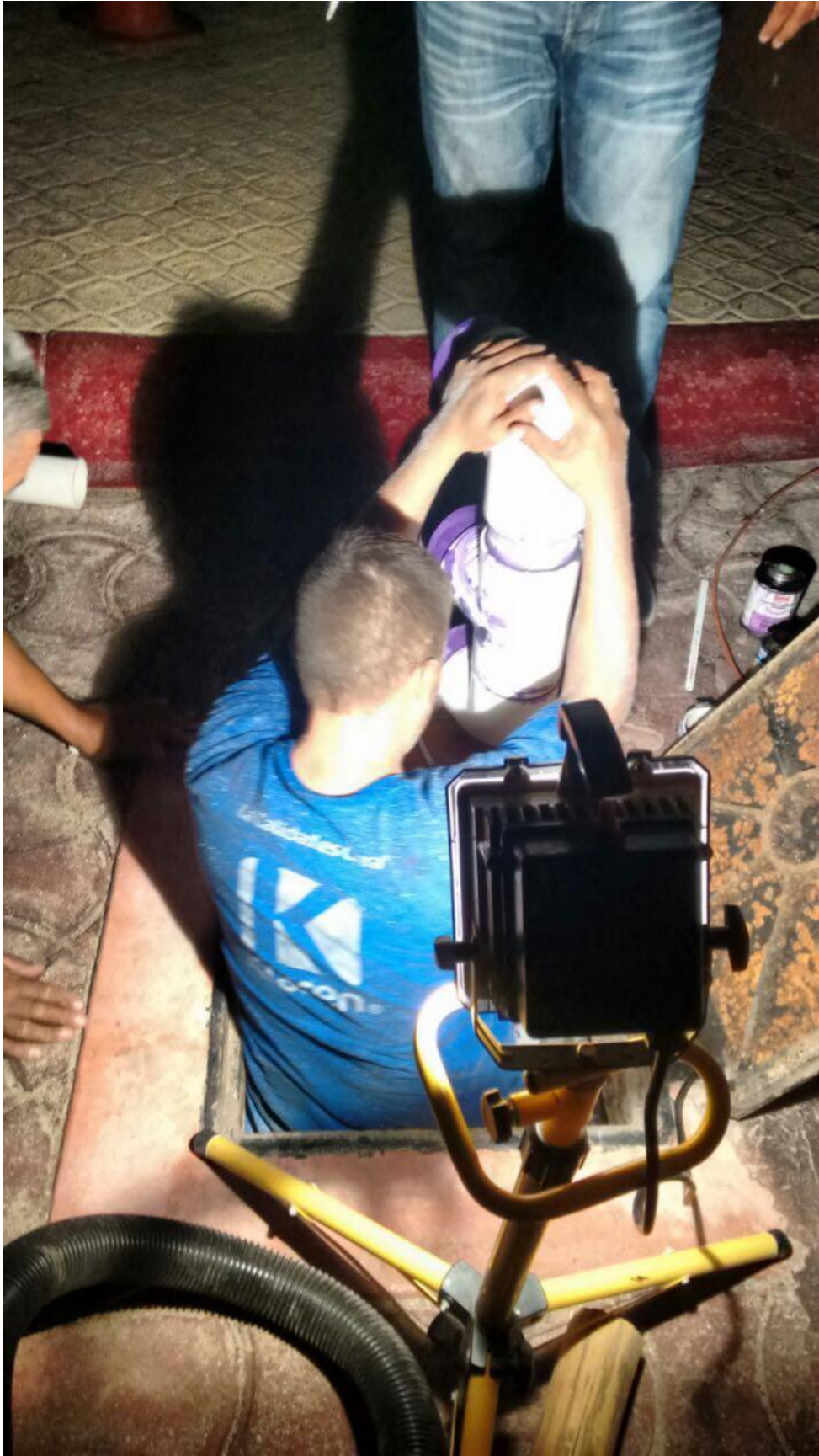
We want to express our appreciation for our great workers who are always available for emergencies such as this. They put forth an exemplary team effort and willingly worked extra hours to get the repair completed.

**THANKS MEN, FOR YOUR HARD WORK!**













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**Robert Winkel**

We are very fortunate to have such a grate crew you are the best Thanks

July 27, 2016 @ 5:51 AM

[Reply](#)



**David Sardella**

Thank you all for the superior team work - we had guests in Baja 402 checking out on Sunday, July 24th and another group checking in on Monday. Sounds like due to your quick response - they were probably not affected by the water leak. Thank you again for all you do.

July 26, 2016 @ 1:32 PM

[Reply](#)



**Jennifer Breeding-Goodrich**

I would have to agree Osvaldo and team have always done their best to go above and beyond to support Las Palmas as needed.

July 26, 2016 @ 12:51 PM

[Reply](#)



**Iris Renteria**

Great Las Palmas working crew!! Yes, they wear many hats and accomplish all work with a smile????

July 26, 2016 @ 12:49 PM

[Reply](#)



**Derek Newman**

Osvaldo and his crew are the greatest! Always doing a great job.

July 26, 2016 @ 12:17 PM

[Reply](#)



**Warren Levine**

The Las Palmas team are like Supermen. They can do it all.

July 26, 2016 @ 12:11 PM

[Reply](#)



**ronald j studeny**

Our maintenance staff is the best. Our HOA is the best.

July 26, 2016 @ 12:06 PM



[Reply](#)

## CITY WATER EMERGENCY

August 4, 2016 @ 7:35 PM



Dear Las Palmas Owners,

We have been informed by city officials, that there is a major problem with the water delivery system for all of Peñasco

Many parts of the city have been without water for several days, and it looks like the situation is critical and the rest of the city is now impacted and service will not be restored for another three to five days.

Normally we have enough water reserves in our tanks for FOUR days, but with the busy weekend, it will be considerably less unless everyone pitches in to conserve water use.

Osvaldo has made arrangements to have some water trucked in from a neighboring community, but it will still require conservation on everyone's part.

We urge your cooperation and participation in this matter, and our renting guests have also been advised.

Your HOA Board

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**Jake**

Thank you Osvaldo for following up on this tip!! And thanks again to Leo who really took the lead regarding the huge water leak we had last week at Baja and the front beach homes. Great work guys and much appreciated.

## Perimeter Wall Progress

*August 16, 2016 @ 7:05 PM*

The removal of the rusty wrought iron railings from the perimeter pony walls around the condo buildings is moving at a rapid pace.

The railings are being replaced with an attractive stucco that will not require the intense maintenance of the railings. This cost saving measure will enhance the appearance of our property as well as save the HOA valuable time and money in not having to maintain the old railings.

The section of wall on the left is the finished product, and the section on the right shows the work in progress of the block that replaced the railings.



The work on the Delphin and Bonita buildings is still in progress and will be completed by August 31st, at which time work will begin on the Grande and Baja buildings.

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Showing 5 Comments



**Julie**

Yes Joe Noriega keep up the good work and great ideas...you are such an asset to our community!!  
August 18, 2016 @ 12:41 PM

[Reply](#)



**Harv Kuntz**

THANKS to Joe Noriega for the idea, saving our HOA \$\$\$\$\$.00 THANKS to Osvaldo and his crew to execute and do the job correctly

August 17, 2016 @ 9:04 AM

[Reply](#)



**Diane Schwarz** (Reply to: Harv Kuntz)

I agree, thanks Joe for the great idea, and Osvaldo for making it happen!

August 17, 2016 @ 12:03 PM

[Reply](#)



**Sylvia Fruchthandler**

Excelent job. Thank you for thinking of saving the HOA MONEY.

August 16, 2016 @ 9:13 PM

[Reply](#)



**marian anfuso cristina**

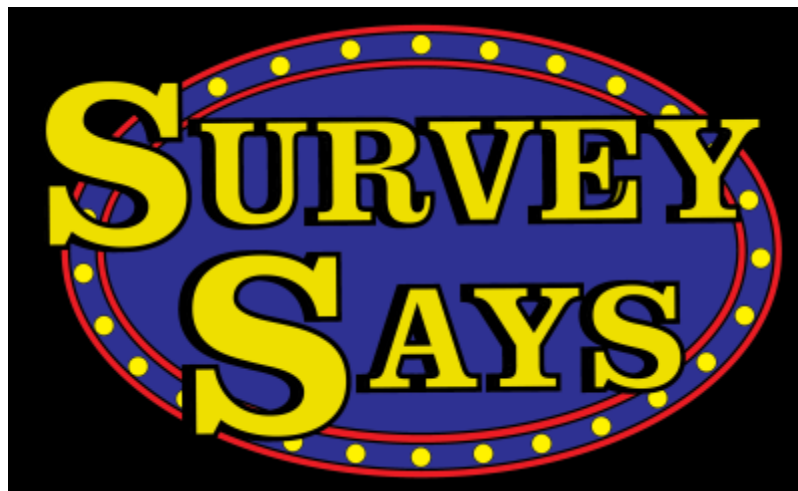
What a great idea.... what a savings...

August 16, 2016 @ 9:12 PM

[Reply](#)

## Adult Only Pool?

August 17, 2016 @ 9:37 AM



Attention owners,

Owner Diane Schwarz has put forth a proposal to the Board to dedicate one of our building pools to be adult only. Diane cites that many other resorts

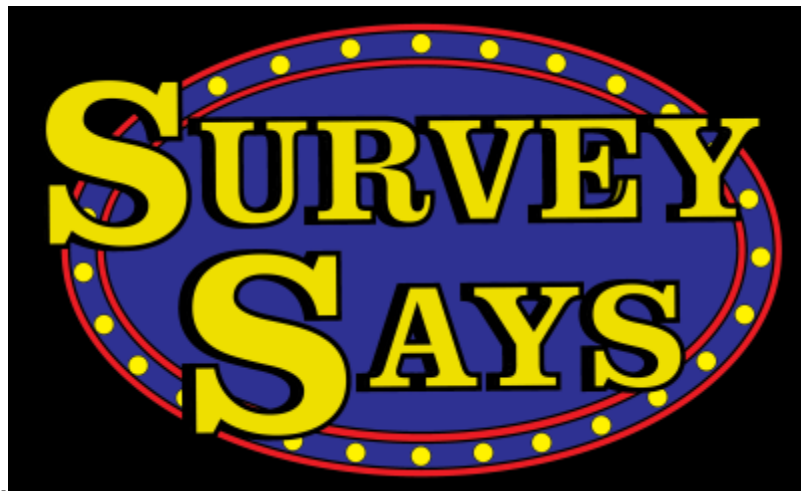
both in Arizona and Peñasco have at least one "adult only" pool on property.

We have attached a simple informal questionnaire to get your opinion on whether we should put this proposal on the annual meeting agenda.

Your response would be appreciated, and will give the Board a better understanding if the idea has merit and support of the ownership.

**[Simply click on this link for informal vote.](#)**

#### **Adult Pool**



Attention owners,

Owner Diane Schwarz has put forth a proposal to the Board to dedicate one of our building pools to be adult only. Diane cites that many other resorts both in Arizona and Peñasco have at least one "adult only" pool on property.

We have attached a simple informal questionnaire to get your opinion on whether we should put this proposal on the annual meeting agenda.

Your response would be appreciated, and will give the Board a better understanding if the idea has merit and support of the ownership.

**Would you recomend the Board place an agenda item for an ADULT ONLY pool at the annual homeowners meeting in January?**



Yes



No

Cast Vote

See Results

Date	Latest Polls	Votes
16-Aug-16	<a href="#">Adult Pool</a>	103 votes

[Adult Pool](#) > Adult Pool

### Adult Pool

**Would you like to vote on this at the annual HOA Meeting?**

**Would you recomend the Board place an agenda item for an ADULT ONLY pool at the annual homeowners meeting in January?**

a.

Yes (76 votes)

b.

No (27 votes)

Date	Latest Polls	Votes
16-Aug-16	<a href="#">Adult Pool</a>	103 votes

## Showing 8 Comments



### Tim Jablonski

We totally agree with the idea of an adult pool. We are tired of coming down to our condo and have no where to go without kids and noise. However it was tried at Las Palomas and it turned into a nightmare for security. If security was not standing next to the pool renters ignored the signs and would just take their families in swimming. Also it will be very hard to enforce with families barbecuing next to the pool.

December 3, 2016 @ 11:03 AM

[Reply](#)



### Debra

I agree 100% with lory !!!!!!!!!!!!!1

September 30, 2016 @ 7:35 AM

[Reply](#)



### lory charnetsky

Both front buildings and all the building jacuzzis should be Adult Only. The main pool has two slides and a baby pool slide and a jacuzzi, that should be adequate for all the families. It is impossible to use the building pool when it is full of babies and children.

August 18, 2016 @ 4:22 PM

[Reply](#)



### ANN MARIE WILEY (Reply to: lory charnetsky)

We agree with Lory!

August 19, 2016 @ 6:34 PM

[Reply](#)



### C and H Kuntz

I agree with Rodney Rotate between the 2 front condos Every Month, Both the jacuzzi and pool should be at the owners disposal. THE OWNERS HOA fees keep keep LAS PALMAS open, not the renters..

August 18, 2016 @ 11:43 AM

[Reply](#)



### ronald j studeny

Yes, what a great idea. Assuming this would also include the jacuzzi near the pool. Rotate between 2 front buildings would make sense on a monthly basis.

August 17, 2016 @ 1:26 PM

[Reply](#)



### Diane Schwarz (Reply to: ronald j studeny)

Yes, I agree hot tub should be included. Not sure about rotation. Maybe monthly is too frequent. Maybe dedicate 1 pool and hot tub on more permanent basis.

August 17, 2016 @ 4:40 PM



[Reply](#)



**Robin** (Reply to: Diane Schwarz)

At first I thought a monthly rotation would be too often, but I actually think it's a good idea to change. If I was in my 102 with my nieces and nephews and couldn't walk right outside to my pool I'd be bummed. It would just mean moving a sign once a month and informing any renter's which one is adults only.

August 18, 2016 @ 2:23 PM

[Reply](#)

## Annual Meeting Scheduled

September 29, 2016 @ 8:51 PM

# mark your calendar!



Our annual Home Owners Association meeting will be held on Saturday, January 28th, 2017.

We will be voting on our 2017 budget, report on completed and future projects, and voting for the Board member position of President, so your attendance is important.

As usual, we will have our Saturday night Fiesta, with complimentary food and beverage. It's a perfect opportunity to meet and socialize with your fellow owners.

Also, plan to bring your golf clubs as we have tentatively scheduled our annual golf tournament the day before on Friday January 27!

Vice President Bruce Turner will be providing details on the golf tournament via our website or email as soon as he has them finalized.

Keep an eye out for our annual update newsletter, *Inside Las Palmas*, prior to the Annual HOA Meeting. It will be arriving in your snail mail box at that time.

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**sadashiv jiil**

This was my first time when I forget my password in window 10 I use this site to [Remove password windows 10](#) Now I don't need to remember it.

September 24, 2019 @ 10:30 PM

[Reply](#)



**Lkinney**

[Top 10 Digital Currencies](#) It provide us ease and comfort..!

May 12, 2019 @ 9:11 PM

[Reply](#)



**asas**

Thankful for posting this data. I in a general sense need to reveal to you that I on an exceptionally essential level look at your site and me see that it's astoundingly captivating and key. <https://www.topcelebrityjackets.com> I can hardly hold up to take a gander at stores of your posts.

August 9, 2018 @ 1:13 AM

[Reply](#)



**Milla Clarey**

Meetings are best for business purposes and to meet with clients. From the knowledge of [consumer cellular](#) people can schedule meetings. Senior managers held meetings to discuss some business matters with others to introduce new products and services.

July 27, 2018 @ 12:24 PM

[Reply](#)



### Owen Duesbury

It is good to purchase buildings for business. By the research of <https://www.essay-to-go.net> people can purchase offices also to others. So, other people can buy and can start their own business. They can purchase single story office as well.

July 22, 2018 @ 5:33 PM

[Reply](#)

## 4th Quarter Dues

October 1, 2016 @ 5:54 PM



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 4th Quarter payment before October 15, 2016.

If you are depositing directly into our Chase Bank account, please remember to put your name and unit number are on the deposit slip to insure your payment gets posted the correct account.

Dues are considered delinquent as of the 16<sup>th</sup> and a \$25.00 late fee will be applied automatically to the account.

[Click on this link to our instruction page on how to make dues payments](#)

THANKS!

## Golf Tourney

November 10, 2016 @ 9:53 AM

Its that time of the year again, as we get ready for our annual Golf Tournament. For this year's tournament fellow owner Ron Studeny has volunteered his time to assist organizing the event. As

usual the fee will be \$45.00 which will include lunch and two beers or sodas, to be held at Laguna Del Mar Golf Club on Friday, January 27th with a 10:00am tee time.

This years format however will be a Lottery Draw Tournament, so every team has an opportunity to win first place money. Additionally there will be second place money and lots of additional prizes.

Let's have as many owners and guest to make this a success this year and continued success for many years to come. We are trying to make it enjoyable for everyone no matter your level of play. Please join us!

Contact Ron at [rjstudy@hotmai.com](mailto:rjstudy@hotmai.com) to reserve your spot. Ron would like to have all commitments by December 15, so he can plan in a timely fashion, You may also reach him at (303) 507-1580.



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**Carter Lei**

Golf Journey is the caption that is being given here and it looks like to be something related to gaming. Do we have [trustmypaper.com review](#)? If you are into such stuff then do have a look at it and maybe you find it may use. I don't think that such sources can aid me in any way.

January 21, 2020 @ 5:04 AM

[Reply](#)



**mariakim**

Many students look for professional homework services when faced with the hard task of writing their academic papers. You may be like these students, and your teacher requires you to submit <https://www.essaysolution.co.uk/write-my-essay> high quality written homework within the set deadline.

August 9, 2018 @ 3:15 AM

[Reply](#)

## Attention Las Palmas Golfers

November 27, 2016 @ 1:29 AM



Attention all golfers, only two weeks left to sign up for our annual golf outing to be held at Laguna del Mar golf course on Friday, Jan. 27th with a 10am start time. Please notify Ron Studenly via email, [rjstudenly@hotmail.com](mailto:rjstudenly@hotmail.com), before the Dec. 15th deadline. If you have questions you may contact Ron via email or call @ [303-507-1580](tel:303-507-1580).



This years format will give everyone a chance to win one of the two big cash prizes (determined by the number of players) to be given away. We will play a two man scramble, you can pick your partner now or pair up at the golf course. When all golfers are finished, there will be a drawing to pair your 2 man team score with another 2 man team score to determine the winner and 2nd place. For example; If your team is 6 under and you are in first place, and you are paired up with the team in 4th place, who is 2 over, your combined team score would be 4 under.

Let's make this tournament the best yet. SIGN UP NOW!!

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**kathybrunt**

Ohh wow such an interesting place. I will definitely bring the kids for their field trip. I bet It will be a whole new experience <https://www.assignmentcrux.co.uk> for them.

August 20, 2018 @ 3:30 PM

[Reply](#)



**janywatson**

This blog post has many facts to share with people.I read this kind of realistic post for very first time.It has so important <https://www.essayhelperuk.co.uk> things to share with people.Thanks for sharing.

August 20, 2018 @ 3:29 PM

[Reply](#)

## Info Session Reminder

November 28, 2016 @ 10:28 PM



We want to remind everyone that we will be conducting info sessions again this year so that we can get owner input on the future direction of Las Palmas. The HOA conducts these sessions so that we can better communicate our ideas and goals and listen to yours for the upcoming projects we have proposed for our resort.

Below is the letter we previously sent out detailing the location and times and phone conference info for these sessions.

**PLEASE PLAN TO ATTEND. WE WANT TO HEAR FROM YOU!**

# **LAS PALMAS Community Association**

## **Asociación de Dueños LAS PALMAS**



### *LAS PALMAS 2016 INFO SESSIONS*

November 28, 2016

### *WE WANT TO HEAR FROM YOU!*

A lot has happened since our last owners meeting January 23, 2016. To date, 2016 has been a great success for Las Palmas owners in many ways. The Las Palmas HOA is operating under budget (year to date), most of the owner approved projects have already been completed, and the cost of these projects has been covered by our reserves and surplus as promised. Your Board is proud to announce that the Las Palmas HOA operationally has never been as healthy and its financial state as strong.

Now that we have had the opportunity to review a full year of operations with the new rental system started on May 1, 2015 the Board is very pleased to inform the Las Palmas owners that Las Palmas Reservations (LPR), the onsite operating rental company, in our HOA owned rental system, has far exceeded the HOA's expectations in services provided to the HOA and rental business provided to our owners participating with LPR. Based on feedback from owners participating in LPR rental pool, most of you feel the same way.

This success has prompted LPR to invest in our resort in ways that would not have been possible under the old system. In 2016, LPR has invested extensively in our community infrastructure, resources, and services. With the philosophy of "what is good for Las Palmas is good for the rental business", LPR has committed to the Board that it will continue to invest and continue to work together with the HOA to help Las Palmas improve and excel.

Success, among other things, requires owners' support, participation, and planning for our present and future. In mid 2016 The Board created a Consulting Committee of up to 7 owner representatives. Several owners have volunteered to provide the board input and recommendations in areas of our community requiring attention. Most of these areas of attention have arisen from popularity of our resort and record breaking guests visiting Las Palmas. These areas and the committee's results will be brought forward at the info sessions.

In preparation for 2017, the Las Palmas Board would like to take this opportunity to invite all owners to participate in our community informal information sessions where owners will have the opportunity to interact with the Board in person prior to the formal annual general assembly meeting scheduled Saturday January 28, 2017. At such time, the board will provide an update on the state of Las Palmas as well hope to receive valuable owner feedback and direction for 2017 and beyond.

The Las Palmas Board would like to hear from you in person before putting together the 2017 owners meeting agenda and has made arrangements for owner info sessions on December 1st, 2nd, and 3rd, 2016. For maximum participation, the Board will provide meeting venues in the Phoenix and at Las Palmas, similar to our last owner info sessions.

Please join us at the following locations:

*INFO SESSIONS in Phoenix*

*Thursday December 1<sup>st</sup>:*

*Condos: 5:00 p.m. through 7:00 p.m.*

*Friday December 2<sup>nd</sup>:*

*Villas: 5:00 p.m. through 7:00 p.m.*

*INFO SESSIONS AT LAS PALMAS*

Additional Info Sessions for all owners will be held at the Las Palmas Clubhouse on Saturday, December 3rd, 2016:

**Saturday December 3rd**

Condos: 2:00 p.m. through 4:00 p.m

Villas: 4:00 p.m. through 6:00 p.m.

\*Condo and Villa owners are welcome to attend either session, however, the idea behind separate sessions is to focus on each area of Las Palmas ownership interests and needs.

\*Sessions will be held in downtown Phoenix, at Talking Stick Resort Arena (formerly known as US Airways Center), 201 East Jefferson Street, in the "Van Arsdale Conference Room". Free parking is available in the Talking Stick Resort Arena Garage. Enter the Garage on the east side of 1<sup>st</sup> street just south of Jefferson and tell the Parking Attendant you are attending the Las Palmas HOA meeting.

\*Enter the building from inside the Garage on the 1<sup>st</sup> Floor through the "Guest Relations" entrance. You will be directed to the conference room from there.

\*THOSE OWNERS UNABLE TO ATTEND IN PERSON CAN ATTEND VIA PHONE CONFERENCE  
CALL DIAL-IN NUMBER: [\(712\)-775-7031](tel:712-775-7031)

You will be asked to enter this Meeting ID: 731-383-405

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**John Mike**

See if you can limit how many cheat codes you place into skill games. It makes the game useless and unenjoyable. Implementing cheat codes or other tricks can help you when are stuck or when you need to get past a difficult level or catch up. <https://hacksmista.com/>

December 12, 2018 @ 4:12 AM

[Reply](#)



**Lola Neighbour**

People are busy in their life and they have so many activities in their routine life. From the knowledge of [freshessays.com](https://freshessays.com) scam people can be ready for new projects. They can use new ideas to work well on their projects.

August 14, 2018 @ 5:34 PM

[Reply](#)

## Golf Update

December 17, 2016 @ 11:31 PM

Due to a lack of interest, with only 10 people signing up for the annual golf tournament, it has



been

decided by the committee to not move forward with the tournament.

Instead, let's all show up @ 9:30am for donuts and coffee, and just play golf and have some fun.

\$45 includes lunch at Laguna Del Mar Friday, January 27th.

Thank you,  
Ron Studeny and Bruce Turner

**HAPPY NEW YEAR!**

*December 31, 2016 @ 5:01 PM*

Just a friendly reminder that your Quarterly Dues Payment must arrive by January 15, 2017



Don't forget our annual meeting Saturday, January 28th!!