

OUTDOOR RESORTS INDIO OWNERS ASSOCIATION NEWSLETTER

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BOARD OF DIRECTORS 2003-2004

- ❖ Pat Kenney, President
- ❖ Ken Urban, Vice President
- ❖ Leonard Mintz, Chief Financial Officer
- ❖ Yari Yero-Addis, Secretary
- ❖ Sharon Jones, Director at Large

BOARD MEETINGS

The Board of Directors meeting is held monthly at 10:00 a.m. in the Clubhouse. Owners are encouraged to attend. An Open Forum is held for owner input during each meeting.

ANNUAL MEETING

The Annual Meeting of Members is scheduled for Thursday, January 29, 2004 at 10:00 a.m. in the Clubhouse. You will be receiving your proxy in the mail at the address shown on the Owners Directory which if you have kept it updated will be accurate. Please stop by office and fill in the Owners Form with Alice with any updates.

We need current information for your file anyway in case of emergencies. If you do not wish to have any or all of your phone numbers listed in the Owners Directory you may so indicate and they will be omitted and the form will be kept in your lot file for emergencies only. We are happy to assist you. This would be a good time to also provide your email address if you would like to have it available for other owners also. The Owners Directory will be published again in January with all current information.

IT IS IMPERATIVE THAT YOU RETURN YOUR PROXY for quorum purposes even if you intend to vote at the meeting. The proxy may be used for quorum for a period of three years and owners will be able to vote for the candidates of their choice each year without the push to obtain a quorum to hold the annual meeting. Instructions will be found on the proxy. We appreciate your cooperation.

Current and prior newsletters may be found in the mail room

BOARD MEETING HIGHLIGHTS

President Kenney discussed rumors in the resort to dispel inaccuracies and to inform owners on the status of current events.

President Kenney reported on the status of the grass seed questions advising that the Board and management had received grass seed samples and were in the process of having it analyzed for purity and waiting for bid information to see if it can be purchased for at a cheaper rate next season.

He dispelled the rumor that there was a special assessment anticipated.

He announced that a financial meetings was held to review the financials and that the budget was solid having the funds to pay debts and maintain a first class park, that it behooves the Board and management to maintain that budget, to track expenses month to month and the association continues to be financially healthy so long as there are no unanticipated emergencies.

He reminded owners that the association can still mortgage Lot 501 with the prior approval received from owners in lieu of self financing.

He reported that the major expenses to the resort last budget season were as a result of deferred maintenance postponed the last several years until last year.

President Kenney discussed the landscape issues that lead to the change in landscape contractors.

President Kenney reminded owners that they are responsible for the maintenance on their lot(s) to get a better looking park, and that they will be required to sign up prior to leaving the resort this year noting who their landscape contractor

President Kenney discussed the assessment dues increase noting that it had been nearly 5 years without an increase and that if the association had increased the assessments by \$5.00

at the Association office and are placed on the website for your convenience. www.outdoor-resorts-indio.com

2004 VEHICLE DECALS

Please pick up your decals at the mail room. Owners will be turned away at the gate if you are not using current decals.

JUICE BAR

Your association decided not to try to operate the Juice Bar this season but rather to recruit an established, respected, and known purveyor of fine foods in an effort both to provide members with better fare and to do so in a financially viable manner. We are fortunate that Sharon's Catering grabbed the opportunity to expand its operations and operate our juice bar. Sharon is well known in the valley and in our resort having catered many magnificent parties for our homeowners in the past. It is important to maintaining this that residents visit the juice bar often enough to provide Sharon a reason to stay with it.

Please take a moment to stop by the Juice Bar for a light breakfast or lunch. The menu is posted outside the Juice Bar, at the mail room, in the satellite laundry rooms and Pro Shop. If you have suggestions for an extended menu please let the staff at the Juice Bar know so they may serve you.

THANKSGIVING AND CHRISTMAS

This year we are collecting presents for the less fortunate in our community. Anyone wishing to do so may just buy a relatively inexpensive toy, wrap it for Christmas and designate whether it is for a boy or girl along with the age range. We will arrange for distribution of the presents to the children in the greatest need. Containers are located in the mail room and at the Clubhouse for your convenience. They are already starting to fill up with holiday cheer.

Again this year your ORIOA charity fund has contributed significant dollars to both the Rescue Mission and Martha's Village and Kitchen to help support traditional dinners for as many as 2,500 people on both holidays (nearly 5,000 dinners in all!), people who would not have had holiday dinners but for these agencies. If you did not lend your support to our charitable effort last spring during our fund drive, please do so now. We are so fortunate and can do so much to help our less fortunate neighbors in Indio that your participation is vital.

RENTAL AND RESALE

As many of you are aware, the homeowners association purchased Lot 501 from Outdoor Resorts of America on September 2, 2002. Last year, between September 2 and

per lot per year the association would have had an additional 350K worth of working capital and that it might take a 5-7 percent annual increase to achieve the maintenance level the resort has now.

RENTAL AND RESALE, Continued

Noting that rental reservations are already more than 50% higher than total rental receipts for all of last year, there is every reason to believe that in combination with retained sales commissions, even after covering the operating expenses and salaries involved, the rental and resale operation will be able to provide significant dollars to the association during the current fiscal year. In addition, having sales and rental activity directly under the control of the association is much better arrangement and removes the conflicts inherent in the previous third party sales situation.

FINANCE COMMITTEE

The Board appointed Jim Janke and Karl Blade to the committee. They will meet quarterly with recommendations to the Board and will participate in the budgeting process.

NOMINATING COMMITTEE

Director Sharon Jones, Ted Grossman and Ken Dunshire were appointed to the committee who will report their recommendations to the Board by December 1, 2003 for inclusion on the ballot/proxy distributed to owners. Owners who wish to serve may contact the committee with their resume for consideration. There are 3 positions open on the Board at the Annual Meeting held January 29, 2004.

CHRISTMAS PARTY

Please go by the Pro Shop between 9am to 12 noon to visit with Liz. There will be a Christmas Tree decorating party on Friday, December 5TH along with Meet the Candidates night during happy hour. It will be BYOB, take heavy hors d'oeuvres for 8 persons and bring your questions. This is an opportunity to speak with your two incumbent board members and meet the new candidates. The Annual Meeting is scheduled Thursday, January 29, 2004. If you will not be in the resort, please return your proxy no later than Wednesday, January 17TH for quorum purposes.

SECURITY REMINDERS

OWNERS: Decal to be displayed on vehicles and coach so the guard may open the gate with no delay. **THE GUARD WILL**

November 30 TWO lots were sold for a total of \$160,000 resulting in a 5% commission of \$11,000 of which \$6600 went to ORIOA, \$2200 to ORA and \$2200 to the broker. ORA received 6% commissions on rental income and the broker did not participate. This year, for the same period there have been NINE lots sold for a total of \$877,500 resulting in a 5% commission of \$43,875 of which \$35,100 goes to ORIOA, \$0 to ORA and \$8775 to the broker (and there are more sales in the works). These numbers do not include the 40% income from rentals all of which goes to the association.

NOT ADMIT THE OWNER WITHOUT THE 2004 DECAL AND ASK THAT THE OWNER OBTAIN DECALS AT THE ASSOCIATION OFFICE.

CONTRACTORS: For security reasons, all personal contractors must be on the approved entry list from the Association office. **CONTRACTORS MAY ONLY ENTER THE COMMUNITY** between the hours of 8:00 am through DUSK which is approximately 4:00 pm during the season. **PLEASE INFORM YOUR CONTRACTOR THAT THEY MAY NOT BE IN THE RESORT AFTER DARK.**