

# OUTDOOR RESORTS INDIO OWNERS ASSOCIATION NEWSLETTER

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JANUARY 2004 Issue

## 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

## HAPPY NEW YEAR

Here is a wish for a healthy, happy, and prosperous new year to all from the Outdoor Resorts Indio Homeowners Association. To each of our four-hundred nineteen homeowners and their families, from all of management and staff, we look forward to seeing you often here in this desert paradise during 2004. To our regular rental guests, thank you for choosing our resort for your getaway time in the Coachella Valley and please come back to see us soon. To the many motor – homers who visit our website or contact us in any other way, we welcome your interest and hope that you will choose to spend some time with us in 2004. When you do you will be choosing the motor coach resort featured by Time Magazine, The New York Times, the Travel Channel and others in their publications and television programs. Once you visit and experience some days (or weeks or months) in our beautiful resort, our four pools, five whirlpools, four lighted tennis courts, par three eighteen hole golf course, etc. you will understand why these nationally recognized organizations chose to tell the world about us and why we think that ours is the finest resort of its kind in the world.

## SIGNS

Reminder to owners, renters and guests that all signs placed on a lot, coach, golf cart or other personal items must be the sign approved by the Association which is tan with green lettering. No other signs may be used. Signs are available at a cost of \$6.00 each at the Rental & Resale office.

## JUICE BAR

There is good news and bad news and good news about our juice bar. Having determined not to repeat the nearly \$20,000 deficit incurred at the juice bar last season, your association set out to find an experienced food service professional to operate that facility this season under a lease that would cover the association's incremental costs associated with the facility. The good news is that we have been successful to date in not incurring additional losses there this season. The bad news is that the first provider has decided not to continue and proceeded to close down her operation just before Christmas. Having determined to bring in salads and soups daily but not to cook on the premises, the limited menu offered translated into limited sales and un-profitability.

The good news is that management and your board had anticipated these recent events and, with some advance footwork, succeeded in reaching an agreement with Anna, operator of Mozart Haus located in Idyllwild to commence operations at our juice bar on January 7<sup>th</sup>. This appears to be a better situation for us because Mozart Haus is mostly a late spring to early fall restaurant up the mountain at Idyllwild which dovetails perfectly with our mid fall to mid spring juice bar. Anna has agreed to present a varied and tasty menu of items prepared on site in accordance with Indio licensing guidelines that will make full use of her 25 years of culinary experience and training. Plans call for the juice bar to reopen on January 6<sup>th</sup>, 2004. All homeowners and renters are cordially invited to sample the epicurean delights sure to be on the menu. Good food and repeat visits to our rejuvenated juice bar make for a win - win situation for us and for Anna. Y'all come! Y'all eat! Y'all enjoy. Heah???

## DEFIBRILLATOR

The AUTO EXTERNAL DEFIBRILLATOR has been relocated in the CLUBHOUSE for the convenience of residents. The equipment is located on the west wall adjacent to the TV cabinet. CALL 911

Owners with CPR and AED certifications please contact the office so we may provide that information to owners in the event they have an emergency. The goal is to have CPR available while the AED certified person obtains the AED and the guard directs emergency vehicles.

## RENTAL AND RESALE REPORT

Back in elementary school, the three “R’s” stood for Reading, “Righting”, and “Rithmatick” with spelling the obvious, odd man out. In our case it stands for the Rental and Resale Report and it is filled with several items of very good news for ORIOA homeowners.

Our inventory of lots for rent in high season consists of between 10,000 and 13,000 rental - nights, (the number of lots in the rental pool times the number of nights in high season equals the inventory of rental – nights per high season!) depending on your definition of “high season”. At the end of December, 2003, our rental nights used year to date plus those reserved going forward are exceptionally strong with expected R & R rental commissions in excess of \$60,000. While availability is now limited during some time periods between now and the end of May, 2004, there are still a few lots available for most nights. If you have friends or family contemplating a visit to our desert paradise this season, please urge them to reserve soon to avoid being disappointed.

On the sales side, activity remains very brisk with 17 lot sales in excess of \$1,600,000 either closed or under contract. This includes 3 more lots and nearly \$300,000 in the few days since the announcements at the December 19<sup>th</sup> board meeting with realized sales prices still averaging over 90% of the asking prices. In addition, your sales staff is actively working with several wonderful RV families who are currently very interested in, and likely to be, purchasing in the immediate future. The high level of sales achieved so early in the season has led to continued optimism about sales totals for the year and for level or reduced inventories of lots for sale by year end on September 30, 2004.

### ORIOA at WMHA

The alphabet soup headline above means that between Thursday, January 8<sup>TH</sup> and Saturday, January 10<sup>TH</sup> your association will be one of several hundred exhibitors during the Western Motor Home Association rally at the Indio Date Festival Fair Grounds. This annual gathering of motor homes and those desirous of doing business with the people who travel in them has displays of coaches and all things that can fit inside, underneath, on top, and outside of them. It may also include a few displays of things you would never want anywhere near your motor home! The only way to find out is to attend.

Our display will feature photographs and descriptions of our desert paradise and will be staffed by volunteer homeowners who are eager to tell other coach owners about our fabulous resort. If you go to the rally, please be sure to stop by our display and say hello to some friendly neighbors. Hopefully, by the end of the rally, we will have recruited a few more happy campers to become neighbors to us all.

### VOLUNTEERS

Needed for Valentines Day party and more. See Liz at Pro Shop.

## SECURITY REMINDERS

**OWNERS:** Decal to be displayed on vehicles and coach so the guard may open the gate with no delay. **THE GUARD WILL NOT ADMIT THE OWNER WITHOUT THE 2004 DECAL AND ASK THAT THE OWNER OBTAIN DECALS AT THE ASSOCIATION OFFICE.** Please bring the model and license number of each vehicle including motorcycles. You are not required to place a decal on a golf cart. You must have permission to receive more than 2 decals. The resort is restricting decal use to non-owners. If you observe a non-owner with a decal on their vehicle please report the model and license number to the office so they may be contacted.

**GUESTS:** Guest of both owners and renters must display the green pass ‘GUEST’.

**VISITORS:** **THE GATE MUST BE NOTIFIED OF VISITOR ARRIVAL FROM THE OWNER, GUEST OR RENTER. Access will be denied if the owner, guest or renter cannot be contacted or is not present in the community.**

**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.** Contractors and owners may not work on the lots on holidays or Sunday. This is a quiet time for owners and noise is a nuisance. Please remind your contractors to sweep up and then wash down the street in front of your lot daily to avoid dirt and dust on your neighbor’s lot. We do not want debris going into the drains and clogging up the drain that go into the lakes and sprinklers since the lake water is used for irrigation. You can see why there are so many irrigation issues that require daily attention. Thank you for your cooperation.

**THEFT:** Remember to lock vehicles, **DO NOT LEAVE** valuables unattended and store items out of view so we do not provide intruders with an opportunity to hide themselves or items so that they may come back later to collect. Come by the Association office to report any and all suspicious activity, thefts or vandalism. Security does not come to the lot to take a report. It is your responsibility to contact the Indio Police Department to report crime so that a case number may be assigned for your insurance carrier.

**LIGHTING:** Please leave the lights on throughout the Clubhouse facility. Specific light fixtures are on in the Health Spa, Juice Bar, Owners Lounge, Clubhouse and on the exterior to provide lighting for security reasons.