

RANCHO MIRAGE COUNTRY CLUB HOA



August 2022

President's Message

By Cliff Gibbs

During the past 30 days, we held several Town Hall Meetings to discuss New Urban West's interest in the inside development parcel which Oasis Ranch owns and has been marketing. We held an in person meeting on July 23, 2022 and 4 Zoom meetings on July 26, July 30, August 3 and August 6. Many of these meetings were recorded and there are links to the meetings on Town Square. There were about 67 participants at the meeting on July 23 and most of the Zoom meetings had between 30 to 50 participants. Each session included a general history of the past 7 years and our dealings with Oasis Ranch, an overview of the non-binding letter of intent with New Urban West and a general recap of what's included in the letter followed by a question-and-answer session from the participants.

Simultaneous to these discussions, the Association's legal counsel has been formulating a ballot measure to allow the members to vote on this important opportunity. The ballot measure will essentially be for one item: "Should we lift the golf-course only restriction on the inside developable 29 acres?" Because of the way this declaration was written, it requires 200 affirmative votes to pass – it is not a simple majority or percentage of those who voted. It actually requires 200 YES votes (this is despite rumors to the contrary). Ironically, this issue was voted on before, and it passed, but the cover letter for the earlier ballot measure included language for a specific project so we have to vote again.

Many questions were discussed during these Town Hall meetings and owners/participants gained more information on our situation with Oasis Ranch and how New Urban West fits into the equation. There have been some misconceptions that Oasis Ranch and New Urban West are the same company (or related owners). That's not the case. They have simply worked on a few other deals together.

Many homeowners are now receiving mailings (via US Mail and e-mail) from other owners expressing either support or non-support for the project. These mailings are made by various parties and I would encourage you to study their content and messaging judiciously. This is a complex situation which can't easily be ground down to a simple sound bite.

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We expect legal counsel to have a finalized ballot by the end of this month. At this point, it's planned that ballots will be mailed out on/by September 15, 2022. To allow for ongoing investigations and questions, the plan is to ask that the ballots be returned by October 31st – allowing 45 days. The Board will likely arrange for additional Town Hall meetings during this period to answer new questions.

Keep in mind, this is a process. A yes vote will signal New Urban West to finalize a letter of intent with Oasis Ranch, and then the truly detailed process begins. New Urban West would need to request entitlements from the City of Rancho Mirage and every homeowner will be encouraged to participate in this process.



Lighting Committee

By Randy Hansen

I am pleased to report that our lighting systems in the HOA are operating well. We are averaging about 20 burned out lamps per month. That is very positive, noting that we maintain over 1500 lights in this community.

There are plans ready now to repair and upgrade lights along the outer perimeter fence of the HOA. This project is temporarily on hold until after the referendum vote this fall.

If the vote is over 75% yes, the lighting upgrade project will proceed.

If the vote is no, the lighting upgrades will not be done as it would not be prudent to spend HOA money on lighting systems and land that the HOA will never own.

Lighting Repair Schedule:

Grayco Electric checks for burned out lamps once a month on the third Tuesday starting after dark. The lamp replacement, fixture repair and additional work is usually done the following day during daylight hours. Owners and/or residents are encouraged to report light outages to any of the following emails or to report the problem on Town Square.

rmcclights@gmail.com

jfakehany@drminternet.com

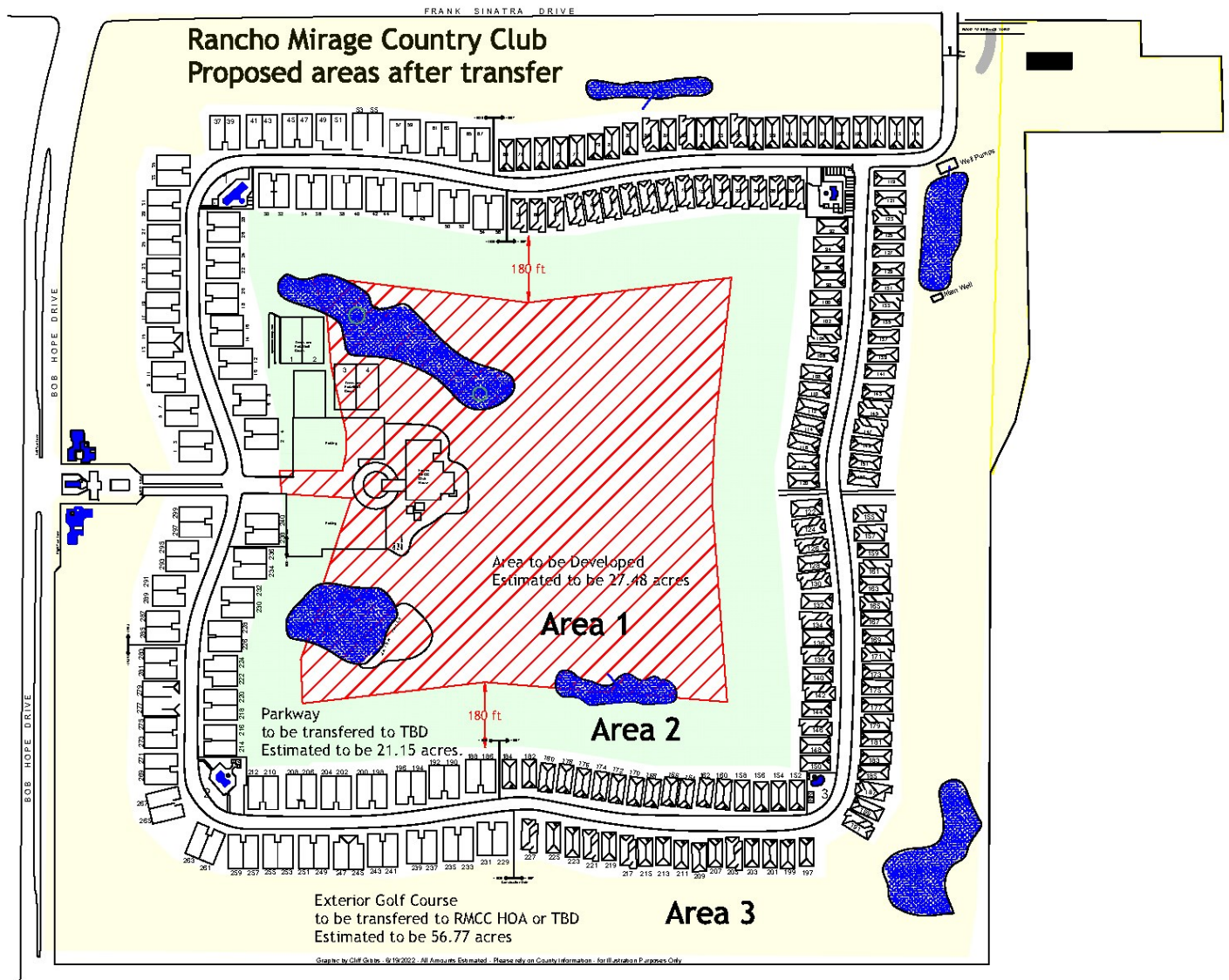
mstechler@drminternet.com

A photo attachment of the broken light would be helpful. Most importantly, please be sure to include your unit number and approximate location of the broken light.

Because Grayco is contracted to service our lights only once per month, there may be a short delay in responding to lighting problems.

Thanks everyone!

PROPOSED AREAS AFTER TRANSFER



AREA 1: Approximately 27.48 acres to be developed including 180-210 2 story homes plus amenities (Community Center, pool, fitness center, etc.)

AREA 2: Approximately 21.15 acres in landscaped “buffer zone” with walking trails and desert scape

AREA 3: Approximately 56.77 acre golf course to be transferred to RMCC HOA or TBD Master HOA



Notes from Marie Mendoza

Mailing Address

Ballots for lifting the restrictive covenant on the interior 25-29 acres will be mailed near mid-September. If you have any doubt as to where your ballot will be sent, contact Jayme Fakehany jfakehany@drminternet.com or Morgan Stechler mstechler@drminternet.com

Electronic Communications

Many homeowners have expressed desire to receive electronic communications. If you are one of these homeowners, and are receiving "paper" communications via postal mail, contact Jayme Fakehany jfakehany@drminternet.com or Morgan Stechler mstechler@drminternet.com at DRM-Associa. Just complete the form and send/email to Jayme.

Helping Hand

Looking for neighbors who would be willing to work with fellow homeowners and teach them how to log into Town Sq, show them how to log into GoTo HOA Meetings or Zoom meetings and/or just get set up for electronic communications in general. If you are interested, please reach out to Marie Mendoza at gm_mendoza@att.net



IMPORTANT DATES

Board of Directors Meetings

August 25, 2022 9:00 AM
Via GoTo Meeting

September 22, 2022 9:00 AM
Via GoTo Meeting

Officers and Board Members

President: Cliff Gibbs

Vice President: Rob Kovacs

Secretary: Marie Mendoza

Director: Les Nelson

Director: Open

Treasurer: TBD

RMCC Committee Volunteers

Architectural & Landscape: Chuck Cowley (Ch), Tom Brady, Rob Kovacs and Shannon Palmer

Lighting: Randy Hansen (Ch) and Rob Kovacs

Social: Anita Wardle (Ch), Claudia Denney, Linda Weiss, Lady Jeff Cutler, Marie Auger, Susie Lucas and Cameron Evans

Emergency Preparedness: Mary Willis (Ch), Faye Clerget, Anita Wardle, Marie Mendoza, Fran Chisholm and Linnette Amalfi

Rules and Regulations: Tom Brady (Ch) and Jay Clasgens

Internet/Cable: Terry Gable (Ch) and Marshia Bauman

Budget: Cliff Gibbs (Ch), Les Nelson and Jay Clasgens

Earthquake: Greg Trout (Ch) and Marty Strelecky

Access Control: Evan Charnov (Ch), Marie Mendoza, Gary Mendoza



TownSq is the community and HOA app dedicated to improving your community's organization, productivity and effectiveness. Manage your homeowners' requests & messages on-the-go. Streamline your processes and needs in one easy-to-use app.



RMCC HOA
38500 Bob Hope Drive
Rancho Mirage, CA 97720
(760) 346-1161