Welcome Neighborhood to the Carlos Ortega Villas
Senior Affordable Housing
Avenue of the States and Washington Street

Welcome to the Neighborhood
As you know, this column often mentions the weather in its first paragraph. So, what do we say about the "storm of the year" on Monday, September 8th? The magnitude of damage from the storm that lasted less than three hours was unbelievable. How and why that storm decided to "park" over Washington Street, we’ll never know. What we do know is that many homes in the PDCC community had extensive water damage, and the Association common area did also. Since our common area is at the intersection of California and Michigan, and since there was a huge amount of water streaming down both streets, there was nowhere for the water to go but inside the recreation hall, office, north wing, courtyard, and pool/spa area. The damage was severe in the pool area; both pools and spa were closed from Monday the 8th through Thursday the 11th, to allow time for cleanup and replacement of pool pumps; the pumps were shorted out by the rising water. Officials in the City of La Quinta called this storm a “700 year storm”. Let’s hope they are right on the timeframe.

Construction work is continuing on the Carlos Ortega Villas, a senior housing project to be built on Avenue of the States, and managed by the City of Palm Desert. Look for the feature article about the groundbreaking ceremony in this edition. We welcome the Villas to our neighborhood.

We hope that you will attend our October 16th Meet the Candidates night for the Palm Desert Council election. Several candidates have confirmed their attendance. This is your opportunity to address your City concerns to them. The Association board is hosting desserts and beverages, so please join us that evening.

Our Be Our Guest column returns this month with an article by a PDCC resident on insurance; considering September’s storm, we all need to review our policies to assure adequate coverage for any event.

Thanks for supporting our advertisers, Phyllis Harkins, Editor
Barking dogs or dogs running loose  
Riverside County Animal Control  
760-343-3644

Abandoned grocery cart  
California Shopping Carts  
800-252-4613

Burnt out street light  
City of Palm Desert Public Works  
760-836-3215

Vehicle blocking your driveway  
PDCCA Golf Course Management  
760-347-2385

Barking dogs or dogs running loose  
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800-252-4613

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760-836-3215

Vehicle blocking your driveway  
PDCCA Golf Course Management  
760-347-2385

City of Palm Desert Code Department  
760-346-0611

Golf course issues  
PDCCA Golf course management  
760-345-0222

Library bus questions  
Riverside County Library system  
760-347-2385

Non-emergency police number  
Riverside County Sheriff's Office  
760-836-3215

Burntte Sanitation  
760-340-6445

Southern California Edison  
800-655-6555

The Gas Company  
800-427-2000

CV Water District  
760-391-8600

Verizon  
800-483-5000

Time Warner Cable  
760-560-2233

Palm Desert City Hall  
760-346-0611

City’s New Affordable Housing Project  
Will Provide Energy Efficient Homes for Seniors

The City of Palm Desert celebrated the start of construction on a new affordable housing project with an August 12th groundbreaking ceremony that included elected officials, housing authority representatives, city staff and representatives of the development community.

Carlos Ortega Villas is a 72-unit affordable senior housing project that is being built on approximately four acres located just west of the intersection of Avenue of the States and Washington Street. Earlier this year, the Palm Desert City Council approved a $15.4 million contract with Optimus Construction Inc. for construction of the development, which is scheduled to be completed in fall 2015.

The project is named for former Palm Desert City Manager Carlos Ortega, a respected and beloved community leader who served Palm Desert for more than 30 years before his untimely death in 2009.

Speaking at the groundbreaking ceremony, longtime Palm Desert City Council Member Jean Benson described the event as a proud day for the City of Palm Desert. She said the project, and the much needed affordable senior housing that it will provide, will add to Ortega’s already impressive legacy. That legacy includes the critical roles that Ortega played in the establishment of Palm Desert’s former Redevelopment Agency, the development of the City-owned Desert Willow Golf Resort, the creation of the Palm Desert campuses of Cal State San Bernardino and the University of California, Riverside, and the generation of more than 1,800 affordable housing units in Palm Desert.

City Manager John Wohlmuth told attendees at the groundbreaking ceremony that Carlos Ortega Villas would be a flagship project for Palm Desert, adding that the project’s unparalleled commitment to energy efficiency, conservation, and sustainability will set it apart from the City’s previous affordable housing developments.

Wohlmuth said Carlos Ortega Villas has been designed and is being built with the intention of creating a “net zero” development, which means that the energy used by the buildings will be roughly equal to the amount of renewable energy created onsite.

The buildings have been designed to reduce energy usage, including orienting the buildings with minimal east/west exposures to take advantage of passive heating and cooling. Remaining energy needs are handled by renewable energy sources, including solar panels that generate electricity and solar thermal panels that produce hot water.

Wohlmuth said other special features include covered porches, carports, and water conserving desert landscaping.

“Carlos was one of a kind and I believe this unique project will serve as a fitting tribute to him and his memory,” Wohlmuth said.

For more information about Carlos Ortega Villas, please contact the City at 760-346-0611, ext. 479.
Come join the fun! M-F 9:15am, M-Th 6:00pm, Sat 8:30am

jazzercisepd@hotmail.com
760.880.8547

PDCC Association Building
Jazzercise Palm Desert

Tuesday:
- Birthdays
- Showers
- Anniversaries
- Holiday parties

For information, contact Felix or Reggie at 760-345-0222 ext 108

The Cactus club is the perfect place for your celebration!

- Birthdays
- Showers
- Luncheons
- Memorials
- Anniversaries
- Holiday parties

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George Edwards
PAR Realty
760-399-6555
As the owner of a local insurance agency and a resident of one of our many golf-oriented communities, I make it a habit to ask my new clients if they own a golf cart. I ask because experience has taught me that the majority have never given golf cart insurance a second thought. Let me address some common questions I’ve heard repeatedly from my clients:

- **Will my home or auto insurance cover me with its liability and personal property coverage?** A golf cart is not covered as personal property and is only covered for liability (i.e. injury or loss to someone you have harmed) while you are playing golf. This is a good benefit as many people don’t own their own golf cart but use one provided by the golf course. This is very limiting though for those of us who drive our own carts to the golf course and for transportation around our neighborhood. Our cities here in the Coachella Valley are somewhat unique in that they allow us to drive on many of the streets without any special requirements, putting us in the mix of pedestrians, bicyclists, and motorists, so it is imperative to be prepared for this risk.

- **Shouldn’t I just buy liability coverage since I don’t want to be sued if I injure someone or damage their property?** While liability coverage is essential, it is also important to insure for yourself as you would have others insure for you. We would all like to think that if someone damages our golf cart and possibly injures us, they will pay for our losses. Unfortunately, many don’t have insurance coverage, leaving you to either pay for your own losses or go to the effort to sue the individual. It is advisable to obtain a large amount of bodily injury liability insurance (e.g. 250/500 thousand) so you can have the same amount of uninsured/underinsured bodily injury coverage to protect yourself from the person who injures you but who doesn’t have insurance or very little of it, such as the State minimum requirement.

In my opinion, the uninsured/underinsured bodily injury coverage is the most important coverage to have on the policy. You will then have coverage for not only medical bills but pain and suffering, lost wages and long-term care services. Let’s face it; if you and a car get tangled up on the street, you will be the one going to the emergency room – not the driver of the car!

While you cannot be assured of not being in an accident, you can ensure your golf cart accident is insured!

---

**Is Your Golf Cart Insured?**

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**POLITICAL ADVERTISEMENT**
WHY WE CLOSED THE POOLS AND SPA
FROM MONDAY, SEPTEMBER 8TH THROUGH THURSDAY, SEPTEMBER 11TH

As all residents of PDCCA know, we experienced what people have called a “700 year storm” on Monday, September 8th. As water rushed down California, it crossed over the Park’s playground area, picking up hundreds of cubic feet of wood chips. The water then proceeded across the parking lot, and into our pool/spa complex. This was dirty water, full of wood chips, car oil, gasoline, and tree debris that were on the parking lot. There were over six inches of mud and debris at the bottom of the pools after the water was drained away.

As you can see from these photos, we had to drain away the contaminated water, acid wash the pools, clean the decks, replace defective pool pumps that were submerged in the rising water, and return the complex to a safe condition for you.

We appreciate your understanding during this difficult time. If you have the opportunity, please thank Armando and Scott for the outstanding job that they did to return your pools and spa to a safe condition.

P. Harkins
Community Association Manager
Ninth Annual Thanksgiving Social
Saturday, November 15th
5:30 pm, Alice Marble Hall
77-800 California Drive, Palm Desert
Turkey dinner with all the fixin’s
Open to all PDCC residents
Reservations required. Call the Association office
760-345-2331, or reservation@pdcca.com

City of Palm Desert
Hours of Operation

Construction Work Hours
P.D.M.C. Section 9.249.070

<table>
<thead>
<tr>
<th>Period</th>
<th>Hours of Operation</th>
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<tr>
<td>October 1st – April 30th</td>
<td>Monday - Friday 7:00 am - 5:30 pm</td>
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<td>Saturday 8:00 am - 5:00 pm</td>
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<td>May 1st - September 30th</td>
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<td>Sunday and Government Code Holidays Not Allowed</td>
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Noise sources associated with property maintenance activity and all portable blowers, lawn mowers, edgers or similar devices shall be prohibited except during the following hours:
P.D.M.C. Section 9.24.075

<table>
<thead>
<tr>
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<td>Monday - Sunday 9:00 am - 5:30 pm</td>
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<td>Monday - Friday 9:00 am - 5:30 pm</td>
</tr>
<tr>
<td></td>
<td>Saturday and Sunday 8:00 am - 5:30 pm</td>
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** Golf course grounds and tennis courts contiguous to golf course ground maintenance shall be from 5:00 am – 7:00 pm, seven days a week including government holidays.

Refuse and Waste Collection Hours
P.D.M.C. Section 0.24.080

<table>
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<tr>
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<td>Commercial Hours:</td>
<td>Winter months shall be between 6:00 am – 6:00 pm</td>
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<td>Summer months shall be between 5:30 am – 6:00 pm</td>
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<tr>
<td>Residential Hours:</td>
<td>Winter months shall be between 6:30 am – 6:00 pm</td>
</tr>
<tr>
<td></td>
<td>Summer months shall be between 5:30 am – 6:00 pm</td>
</tr>
</tbody>
</table>

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PLUS GET 25% OFF FOR 12 MONTHS

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- Controlled Access
- Security Cameras
- Moving Supplies

Two City of Palm Desert Council seats are up for election in November. Join us at our biannual event, open to all PDCC residents. Each of the seven candidates will deliver an opening and closing statement, and will answer questions from the audience.

Location: PDCCA complex, Alice Marble Hall
77-800 California Drive

This is your City government, be engaged, ask questions. Please note that the PDCCA board of directors does not endorse any candidate. Beverages and desserts will be hosted by the Association board.

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RESIDENT
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CERT is a FREE 20-hour class, delivered over the course of five days. Certification and a free CERT Kit are awarded to those who complete the 20-hour course. Class size is limited to 40 people and is available on a first come, first served basis. If the class is full, please ask to be placed on a waiting list.

MONDAY – FRIDAY
OCTOBER 20-24
8 AM – 12 PM DAILY
Palm Desert City Hall
(City Council Chamber)
73-510 Fred Waring Drive, Palm Desert, CA 92260

TO REGISTER CALL
760-776-6326
California voters will consider a $7.545 billion water bond this November, following bipartisan action by the Legislature and Gov. Jerry Brown in August.

I encourage you to learn about the compromise measure, which will appear as Proposition 1 on the November ballot.

The current drought has underscored the fact that we need a comprehensive, statewide plan to create a more resilient water system and meet the coequal goals of improved water supply reliability and ecosystem health. The supporters of Proposition 1 believe it will advance such a plan by funding programs and projects throughout the state to help secure our water future.

The proposition was five years in the making and represents a downsized replacement for the $11.4 billion water bond previously set for the ballot. The larger bond, widely viewed as too large to be approved and postponed twice by the Legislature, was repealed with passage of legislation putting Proposition 1 on the ballot.

Titled the Water Quality, Supply and Infrastructure Improvement Act of 2014, the new bond measure provides funding for new surface and groundwater storage projects, regional water reliability, sustainable groundwater management and cleanup, water recycling, water conservation, watershed protection and safe drinking water, particularly for disadvantaged communities. Gov. Brown, lawmakers and supporters of the bond view it as a critical funding component for a comprehensive, statewide water plan for California.

At its September 9th board meeting, the Coachella Valley Water District Board of Directors passed a resolution in support of Proposition 1. The resolution notes that California’s severe, multi-year drought shows the need for improvements to the state’s water system.

The bond is supported by a diverse array of interest groups, including organizations representing water, agriculture, the conservation community, labor and business. The measure also was unanimously supported by the Association of California Water Agencies (ACWA) Board of Directors on Aug. 19.

More information on Proposition 1 is available on ACWA’s website at www.acwa.com.

Jim Barrett is the General Manager of the Coachella Valley Water District. He can be reached at jim@cvwd.org or (760) 398-2651.
If you would like to lease, sell, list or seasonally rent your home, call Kathleen. She lives here.

Seasonal rentals are between $2,500 to $4,500 a month here.

PDCC Market Activity for August & September 2014
Let Kathleen put your home on this list too!

As Seen On:
Palm Desert Market Activity for August & September 2014
Let Kathleen put your home on this list too!

ACTIVE Properties

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>Map</th>
<th>Bd</th>
<th>Bth</th>
<th>SqPt</th>
<th>Lot/Sz</th>
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<th>Date</th>
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<th>DOM/CDOM</th>
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<th>List Price</th>
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<td>273.97</td>
<td>27/270</td>
<td>319,000</td>
<td>319,000</td>
</tr>
<tr>
<td>43800 Tennessee Ave</td>
<td>Palm Desert</td>
<td>34</td>
<td>0</td>
<td>0</td>
<td>2,271</td>
<td>1350sf</td>
<td>1983</td>
<td>07/24/14</td>
<td>152.17</td>
<td>32/320</td>
<td>425,000</td>
<td>425,000</td>
</tr>
</tbody>
</table>

OLD Properties

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>Map</th>
<th>Bd</th>
<th>Bth</th>
<th>SqPt</th>
<th>Lot/Sz</th>
<th>Year</th>
<th>Date</th>
<th>$/SqPt</th>
<th>DOM/CDOM</th>
<th>Orig Price</th>
<th>List Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>555 W. Bengal Ave</td>
<td>Palm Desert</td>
<td>23</td>
<td>0</td>
<td>0</td>
<td>1,269</td>
<td>6068sf</td>
<td>1961</td>
<td>09/08/14</td>
<td>117.48</td>
<td>381/381</td>
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<td>125,000</td>
</tr>
<tr>
<td>4255 Tehachip Ave</td>
<td>Palm Desert</td>
<td>32</td>
<td>0</td>
<td>0</td>
<td>1,330</td>
<td>6970sf</td>
<td>1971</td>
<td>08/29/14</td>
<td>136.09</td>
<td>93/93</td>
<td>219,900</td>
<td>189,900</td>
</tr>
<tr>
<td>4255 Tehachip Ave</td>
<td>Palm Desert</td>
<td>32</td>
<td>0</td>
<td>0</td>
<td>1,330</td>
<td>6534sf</td>
<td>1961</td>
<td>08/19/14</td>
<td>146.82</td>
<td>21/21</td>
<td>218,000</td>
<td>218,000</td>
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<td>77375 Riverside Ave</td>
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<td>32</td>
<td>0</td>
<td>0</td>
<td>1,400</td>
<td>5663sf</td>
<td>1979</td>
<td>08/21/14</td>
<td>205.83</td>
<td>4/464</td>
<td>225,000</td>
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</tbody>
</table>

Averages

<table>
<thead>
<tr>
<th>High 266</th>
<th>Low 125,000</th>
<th>Median 195,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>173.88</td>
<td>60/74</td>
<td>269,936</td>
</tr>
</tbody>
</table>

Report Count 27
Report Averages 1,484

Kathleen lives in PDCC
SunshineDesertHomes@yahoo.com • www.SunshineDesertHomes.com

Not all listings and sales are Kathleen O’Brien’s.
760.423.9652

Next time you decide to Buy or Sell....
call your neighbor!
(Kathleen is a PDCC Resident)