



Long Range Plan Our Community Evolving

Planning Committee:

Dave Taylor, Chair
Lee Clancey
John Fitzpatrick
Dick Frankel
Byron Graves
Bob Lemon
Paula Manoski

Ex Officio:

Karen Bennett, DHOA GM
Al Castro, DHCC GM
Jay Clancey, DHCC President
Bruce Shepard, DHOA President

Monumental Change Ahead



"We are in an industry that has seen monumental shifts over the past decade as country club members are looking for a casual, family-friendly, fun and wellness driven experience, in addition to golf."

William Bone
Co-CEO & Founder of Sunrise Company
Legendary Developer of Successful Clubs and
Communities

This change will infuse our community with capital (something other communities do routinely) to repair deferred maintenance, initiate broad sweeping improvements, and better satisfy reserve requirements!

Goals of the LRP

Began January 2020



- To research options for addressing the many community-wide deferred maintenance issues
- To consider ways in which to enhance the community's lifestyle, fitness and wellness amenities
- To use data from homeowner feedback to identify a solution that a significant majority of homeowners/members support
- To explore a new governance model that allows for different financing models and brings the community together
- To address ways in which to finance the Committee's recommendations



Accomplishments to Date:

- Identified community-wide deferred maintenance to be addressed by Plan
- Outlined possible new or enhanced amenities for improved community lifestyle
- Surveyed the community for input on what people would like to have happen
- Developed conceptual Plan for new community amenities based on survey results
- Conducted 2nd survey to determine whether the draft Plan met community needs
- Revised Plan to meet concerns of survey respondents
- Explored financing options to support the Plan
- Drafted revised governing documents to reflect merger of the HOA and DHCC to enable the Plan
- Created an Ambassador program to assist with explanation of the Plan



AMBASSADORS TEAM THANK YOU ALL!

Harry Aldrich
Bill Asselstine
Dave Boschler

Doug Burwell

Lee Clancey

Cate Considine

Nancy Crosby

Monica Eade

Steve Goldstein

Byron Graves

George Hansen

Jim Hodges

Jon Holzgrafe

Dale Hurd

Gavin Koyl

Bob Lemon

Barbara Lund

Marilyn Lynch

Paula Manoski

Barb Meserve

Bill Morrow

Cathy Muldoon

Lenni Navarro

Daryl Nelson

Doug Olson

Dana Berkett Overstreet

Glen Pace

Joanne Pastula

LeeAnn Reed

Tom Robinson

Cliff Schneider

Bill Slattery

David Smith

Dave Taylor

Christie Thoene

Mitch Tuchman

What is The April Vote?

TOOLS to move forward on this Plan:

- Approve the unification/merger of DHOA and DHCC with updated & revised CC&Rs & Bylaws
- Approve capital expenditure for new construction
- Approve proceeding with bank financing
- Approve a \$2,500 one-time special assessment and up to a \$300 increase in monthly dues.

This is our opportunity to secure the future of Desert Horizons.



We will NOT be voting on the following:

- Specific design of new amenities (what they will look or what they will contain)
- Location of amenities (i.e. new Fitness facility)
- Anything related to community pools

These issues will be decided and based on the Plan concepts if and after the April vote passes by a new Design Team of third party architects, designers and contractors hired by and approved by the Community.



Concerned about the size of the project?

Desert Horizons is one of the few desert communities that has never taken out a substantial loan for community improvement.

Our average home sales price 2020 - \$615,000,

Increased dues payment of \$300/month or \$3,600/year equals 1/2 of 1% of that property's value.

If property values increase 10-20% due to the quality of the planned improvements, \$300/month will be returned many times over!





LIKELY CONSEQUENCES OF A NO VOTE

THERE IS NO “PLAN B” – WE REVERT TO THE STATUS QUO

- Tired facilities continue to age, deferred maintenance accelerates, assessments are likely
- There will be no significant changes to the mix of current community amenities
- We will miss an opportunity for access to the most attractive bank financing rates in decades
- We will continue to languish versus our competition in the Coachella Valley in spite of our A+ location
- There will be an uncertain trajectory for home values
- The dysfunctional relationship between the DHOA/DHCC will continue

What We Hope to Gain

- An enhanced lifestyle with the creation of energy centers in social, dining & recreational hubs
- Protection & enhancement of our property values
- Repair and/or replacement of long overdue deferred maintenance items
- Ability to take advantage of historical low interest rates vs ongoing major and minor assessments
- Economies of scale having one governing group





NEXT STEPS – YES VOTE

- Execute all legal agreements
- Arrange bank financing
- Assessment \$2,500 & increase dues \$300/mo.
- Appoint overall Project Steering Committee
- Select & retain lead architect, general contractor & project mgr
- Develop project management infrastructure
- Organize committee structure for various project components



Thank you all
for your consideration and support!

