



## Villa Caballeros Homeowners Association Contact Sheet

### Villa Caballeros (VCHOA) Contact Sheet as of January 2025

Contact information is subject to change over time

<b>Property Management</b>	Maryellen Hill & Associates   Cindy Anderson, Manager 1111 Tahquitz Canyon Way   Suite 109 Palm Springs, CA 92262 760.320.5033 ext. 225   canderson@mehill.com
<b>24 Hour Emergency Line</b>	Health & Safety Emergencies   Dial 911 Non-Emergencies   Will be responded to during regular business hours VCHOA Complex Emergencies: 760.275.2943
<b>Member Accounts &amp; Payments</b>	CAFS   Community Association Financial Services LLC PO Box 2805   Palm Springs, CA 92263 760.323.7475   cafshoa.com
<b>Bureau of Indian Affairs</b>	Leaseholder Questions and/or Payments Contact D'Andre Harrel, Bureau of Indian Affairs (BIA) 760.416.2133   Ground Lease #260-20600XXX00 BS XXX = member unit number
<b>Villa Caballeros Website</b>	<a href="http://www.villacaballeroshoa.com">www.villacaballeroshoa.com</a>
<b>Police   Fire   Medical Emergency</b>	Dial 911 Palm Springs Police Dispatch   760-327-1441 Palm Springs Police Non-Emergency   760.323.8116
<b>Spectrum Cable</b>	888.405.7063   440 El Cielo Road Suites 9 & 10, Palm Springs <a href="http://www.spectrum.com">www.spectrum.com</a>
<b>Southern California Edison (Electric)</b>	<a href="http://www.sce.com">www.sce.com</a> 800.655.4555
<b>Desert Sun Newspaper</b>	<a href="http://www.desertsun.com">www.desertsun.com</a> 800.834.6052
<b>Baristo Neighborhood</b>	<a href="http://www.baristops.com">www.baristops.com</a>



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### **Telephone | Cable | Electric Access**

Access for these services for each unit are in utility closets at either end of each building. Specific units that are served out of each utility closet are listed on each closet door, and in the Rules & Regulations document. All utility doors are padlocked for security. Members must provide padlock combination to service persons when service is request. The combination for each utility door is 1133. For the safety and security of your services, please re-lock the door after service.

### **Roof Access**

Roof access is on the top floor of each building. Building 1 access is near unit 122. Building 2 access is near unit 211. Building 3 access is near unit 312. Access to the roof system is allowed for servicing of air conditioning system. Access ladders are padlocked. The combination for the padlock is 1133. For the safety and security of your services, please re-lock the ladder access after service.

### **Water Shut-off Valves**

Water shutoff valves are located on the ground floor, below each unit (or lines of units if on the 2<sup>nd</sup> or 3<sup>rd</sup> floor). Each valve is identified with a tag number of the unit. When a unit is left unoccupied for more than a few days, members should turn their water valve OFF.

- When the valve lever is vertical to the pipe, the water is ON.
- When the valve lever is horizontal to the pipe, the water is OFF

Some valves have water spigot access which should always be ON, but a unit can be turned OFF even when the water spigot is ON.

### **Owner responsibility for unoccupied units**

Unoccupied or rarely inhabited condominiums are not checked by association property management. Owners are responsible to check their properties at a reasonable frequency. The Association does not have liability for damage inside a condominium that cannot be seen from the outside.

## **VCHOA Homeowner Association Quick-Reference Rules<sup>1</sup>**

### **LANDLORD RESPONSIBILITY**

Owners who rent or loan their units are requested to POST THIS NOTICE where it can be easily seen by tenants and/or guests. Violations are subject to fines and/or restrictions in use of association amenities.

### **GENERAL**

**RENTALS** | Only long-term rentals/leases of one month or longer are permitted. For long term rentals, the Villa Caballeros Property Management Company must be advised of tenant names and emergency contact information. Guests and tenants must respect the Rules &

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<sup>1</sup> For a more detailed description of the rules and regulations, as approved by the Association, please refer to the full Rules & Regulations Document found at [www.villacaballeroshoa.com](http://www.villacaballeroshoa.com)



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Regulations of VCHOA. Short term rentals will be fined for each violation and reported to the City of Palm Springs Vacation Rental Compliance. Offensively loud noises are not permitted anywhere in the complex, including voices, music, animals, etc. Please use good judgement and avoid activities such as using clothes washer/dryer or vacuuming after 10PM or before 8AM.

**SMOKING** | Out of courtesy for your neighbors and second-hand smoke health issues, please refrain from smoking on your patio. Some (as well as cooking and cleaning fumes) easily travel into neighboring units, particularly from the ground floor units to the second-floor units. Please do not litter the walkways or the landscaping with cigarette butts and observe the no-smoking regulation at the pool/spa area.

**BBQ GRILLS** | Only electric barbeques and grills are allowed. No gas or charcoal grills with open flames are permitted due to fire safety, insurance liability and County of Riverside Codes.

**EMERGENCY VEHICLE ACCESS** | Emergency vehicles must be directed to enter the main gate on Avenida Caballeros. Emergency Services have a code to enter this gate.

**AUTOMOBILES** | Speed limits within the complex is 10 miles per hour. Please observe the stop sign. Parking must be in your unit's numbered garage space or in guest parking only. Any car parked in fire zone (red zone) or in an assigned space, without that condo owner's permission, is subject to be towed at the car owner's expense. All vehicles must be currently registered and licensed.

**PETS** | Dogs must be always leashed and under the control of the owner. Pets are not allowed in the pool/spa area, racquetball and tennis courts. Owners/guests are responsible for picking up after and disposing of their pet's waste. Anyone observed not cleaning up after their dog may be fined. Dogs should be walked outside of the complex. Do not let dogs use the landscaping or walkways to urinate or defecate. Cats may not roam free and must use a litterbox in their home. Litter should be disposed of in a sanitary manner (not in flower beds).

**POOL & SPA** | Pool and spa hours are from 7:00 AM to 11:00 PM. Please respect the peace and quiet of those homeowners who live near the pool and refrain from loud noises, yelling or horseplay. Pool and spa are for use of owners, tenants and guests only. Use of pool and spa indicates that user has read, and agrees with, the pool and spa rules that are posted. Smoking is prohibited in the pool and spa area.

Glass containers/bottles of any kind are forbidden in the pool and spa area. If Homeowner/Guest causes broken glass anywhere near the pool, the pool must be drained, cleaned and filters changed for safety. This expense will be charged back to the Homeowner.

All persons use the pool and spa at their own risk. There is no lifeguard on duty. No diving, running, jumping or dangerous conduct is allowed in the pool and spa area. Children under the age 14 must always be attended by an adult. Children under 13 are not permitted in the spa, per County regulations. Balconies/railings may not be used for drying towels/swimming apparel or laundry.



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**TRASH** | There are two dumpster enclosure areas. Both have one dumpster for garbage and one (blue) dumpster for recycling. A small brown rolling dumpster is provided for green waste.

All “wet” garbage must be in sealed plastic bags before placing in the dumpster. Do not leave anything sitting outside the dumpsters as it will not be picked up. Please read signs that are posted at each dumpster location for further instructions. Trash may not be stored outside front doors or on patio/balcony. Please recycle to keep garbage costs low.

Cardboard boxes of any type must be broken down and flattened prior to placing in the recycle dumpster. Owners can be fined for excessive dumping of shipping boxes that are not broken down.

Do not dispose of furniture, mattresses, or bulk household goods in the dumpster area. VCHOA does not have a service to pick up bulk waste. Please contact Palm Springs Disposal services for information about bulk waste solutions: 800.973.3873 | [www.palmspringsdisposal.com](http://www.palmspringsdisposal.com)