



Villa Caballeros Homeowners Association Homeowner Updates

January 14, 2025

Welcome to 2025. The purpose of this communication is to update association members on a few topics and to provide introductory information for new members.

Important Note: If you rent out your unit, it is your responsibility to provide this update to your tenants.

Emergency Contacts

For emergencies related to safety or fire, please call 911. For emergencies related to the complex, contacts are provided below. Villacaballeroshoa@gmail.com is not monitored and must not be used for communication with property management, the association or in emergencies.

Property Management:
Maryellen Hill & Associates

Manager: Cindy Anderson
Phone: 760.320.4033
Emergency: 760.275.2943
Email: canderson@mehill.com
Mail: Villa Caballeros HOA
1111 Tahquitz Canyon Way
Suite 109
Palm Springs, CA 92262

Association Reference Documents

There are important documents each association member should be familiar with. When you purchased your property, these documents were provided to you. Up-to-date versions of these documents can be found at villacaballeroshoa.com. If you lack access to the owner section of the website, please contact Cindy Anderson. The documents below are sources to answer questions related to the operations of the HOA, the rules and regulations and your obligations and liabilities as an owner.

1. CC&Rs
2. By-Laws
3. Rules & Regulations
4. Construction Guidelines
5. Maintenance Matrix
6. Architectural Variance Requests
7. HOA Insurance Certificate

Annual Meeting | February 8, 2025

The annual meeting of the Board of Directors will be held in the community room at Villa Caballeros on Saturday, February 8, 2025, from 10:30 AM to 12:00 PM. Refreshments will be served. The Board encourages attendance to meet neighbors, board members, management and to participate in the discussion.

The board meeting agenda will cover standard association topics. At this meeting, votes for new Board Members will be counted and the new Board will be announced.

New Entry Gate Kiosk

VCHOA will install a new entry gate kiosk at the Avenida Caballeros entrance in the coming weeks. Owners and registered users will receive an email to activate your account. An overview video of the system is provided at this link: [Cellgate Kiosk](#)

Water Shut Off | Extended time away

VCHOA members are requested to shut off their main water valves during extended time away. Valves are located on the first floor of your building and have tags with your unit number attached. Closing water valves can prevent damage should your appliances or plumbing fail while you are away, avoiding costly repairs. Liability for your unit and that of your neighbors (should it occur) rests with the owner of the unit where the failure originated and is not covered by association insurance.



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Plumbing | Sewage Failures

Plumbing and sewage failure in the complex can result from the use of personal hygiene and “flushable” cleaning wipes. The plumbing at VCHOA and in the City of Palm Springs was not designed to manage solid paper waste of this type. Owners and tenants should avoid use of these types of wipes or dispose of them in regular garbage. The wipes create blockage in the sewage pipes resulting in backups and overflow into units. VCHOA is not responsible for the damage caused by member abuse of the plumbing system.

Owners that cause a plumbing failure through use of “flushable” wipes are responsible to repair their unit and any damage resulting in a neighbor’s unit.

Smoking | Common Areas

Smoking is not allowed in the association common areas, including hallways, pool area, spa area, stairways and common facilities. Please restrict smoking to your condominium.

Pool & Spa

The pool and spa hours of use are from 07:00 AM to 11:00 PM. Please respect neighbors and keep noise to a minimum. Pets are not allowed in the pool, on the pool deck, or within other gated common areas of the community. No smoking is allowed at the pool or spa. No glass containers are allowed anywhere in the pool and spa area. If you move pool furniture, please return it to its original location. Please also lower umbrellas when you leave the pool to avoid wind damage and loss.

Parking | Guest Area | Backing In

Guest parking is located on the west side of the complex and is not covered. Backing a vehicle into guest parking spaces is not allowed. The association has experienced several broken landscape lighting fixtures because of back-ins. Please refrain from this practice and inform your guests.

Each unit is provided with one covered parking space. Please do not park in other assigned spaces without express permission from the assignee.

Pet Relief Area

Please do not allow your pet to relieve themselves within the community, except in the designated pet relief area at the Southwest Corner of the complex. A hose is present at that location. We encourage using the hose to reduce waste smell.

Garbage & Waste

Garbage dumpsters are emptied twice per week. Recycling dumpsters are emptied once per week. Both fill up quickly. Please break down shipping boxes before putting them in the recycling dumpster, in consideration of neighbors, and to avoid increased costs in waste management.

Do not leave bulk furniture or waste in the dumpster areas. The association does not have a service to remove bulk waste. Please contact Palm Springs Disposal Services (PSDS) for help in disposing of large items: 760.327.1351.

Homeowners can be issued fines for leaving bulk waste in the dumpster area.