

- An Update from your Board at Americana Gardens HOA (July 21, 2017).
  - **Carports Update:**
  - Permit still in process with City Hall.
  
  - The color of carports will match the Almond color of new windows, decided at 7/14 board meeting. Planning Dept approved color.
  
  - Board is applying for a variance from City Hall to extend carports to cover *ALL* spaces along Saturmino.
  
  - Variance is an exception to zoning law against carport beams within 15-feet of property boundaries.
  
  - Variance committee's next meeting is early September.
    - **Water Shut-Off Valves:**
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    - Board members walked and inspected all water shut-off valves. Most are working, but seventeen (17) do not. See attached map of current status.
  
    - Replacing these shut-off valves makes it quicker to turn off water in the event of an emergency.
  
    - In July a hot water pipe serving units in building 5 burst. During the water shut-off for the repair, we had four (4) more sets of broken shutoff valves replaced.
  
    - All of Building 5 shutoffs are working.
      - Contractor is coming out to core into select leaking balconies by end of July, to determine extent of problem and options for repair.
      - Got free sprinkler nozzles from Desert Water Agency through annual program.
      - Annual palm tree trimming completed.
      - Repaired broken circuit breaker for South side parking and landscape lighting.
      - Board is getting bids to replace the gate at the Main Pool, and make all pool gates more secure against reach-over, as decided at previous board meeting (July 14).

A unit just had a major flood because an interior shutoff valve broke. Please check and replace any old interior "angle-stop" water shutoff valves and old laundry valves. Be sure your hoses are the steel reinforced anti-burst type.

Thank you!  
Your Board