



– VOTE NO –

June 4, 2026

Dear Fellow PLQ Homeowners:

You have just received a notice in an email from PRO Elections, an HOA Voting Service company. This notice is to inform members that a ballot will be sent via USPS regarding the Capital Improvement for the Washington St. wall project. This is being done despite the absence of vital information including the results from the previous survey being disclosed. Concerned Homeowners of PLQ want you to be aware of the following issues:

- There is a glaring absence of detail surrounding this project – from previous disclosures, there is only the stucco portion where a quote of \$78,000 has been received. There is more to this project than just the exterior coating:
 - The low bid does not include any prep work, including; tree removal, crack filling, efflorescence remediation, water membrane sealer, and cleaning of the existing surfaces which, according to Don Holmes, the Board member soliciting the bids, will be required.
- There is no indication of how, exactly, the board intends to pay for this project.
 - *As last indicated, this project would be **directly funded through reserves** – as structured, this is unlawful use of our reserve funds.*

Moreover, the thought process is deeply flawed. This method of wall treatment over the 1,200 linear feet is inherently problematic;

- It does not mitigate noise from Washington St. which would be beneficial to the homes directly facing Washington and a great many others within the community.
- The finish will be prone to premature degradation, damage from water stains and surface cracking, and it will look out of place with the Sagebrush wall. Additionally, this type of treatment may well act as a canvas for “taggers” (graffiti). Any instance of this vandalism would instantly trigger additional maintenance and upkeep.

- Apparently, there were two or three other bids that were double or triple the price that may have included the prep work, but that was not shared during the March HOA meeting, nor is the information forthcoming from the Board or Management company.
- There is no evidence of the board considering an alternative proposal that significantly mitigates noise impacts, reduces temps, enhances to a much greater effect, the esthetics of the wall and would be easier to maintain over time.

While they are not required by law to share some of the information described above, they've nevertheless refused to disclose information upon our request.

The deficiency of accurate or complete information during the meetings and the deliberate lack of transparency is indicative of flawed decision-making and poor governance by our board.

We urge all PLQ homeowners to **vote against** this unlawful use of our Reserve Funds.

VOTE NO!

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Concerned Homeowners of Parc La Quinta