



TPUOA

Tri Palm Unified Owners Association

Welcome Redbook

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Prepared by the Welcoming Committee:

Please contact any of the volunteer members of the Welcoming Committee if you have questions about your new community.

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• Kerry Ammar	760-343-2932	ammarkerry@yahoo.com
• Sandra Barbon	760-406-1391	csbarbon@gmail.com
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• Trudy Hines	760-423-6214	trudyhines@gmail.com
• Shirley Ireton	760-668-4788	swedesai@aol.com
• Dar Jensen	605-203-3445	darjensen04@gmail.com
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TRI PALM ESTATES & COUNTRY CLUB

32700 Desert Moon Drive
Thousand Palms, CA 92276

760-343-3497 (Main)

760-343-2951 (Fax)

Shenandoahoffice@gmail.com

To our newest members:

On behalf of the staff here at Tri Palm Estates & Country Club (known as TPE) I would like to be the first to welcome you to your new club! We are all so glad to have you here. As the Managers of the Club, we are eager to help you take advantage of the many offerings and activities you have right outside your doorstep.

As you will see while you get acquainted activities include golf on either one of our golf courses, swimming year-round, soaking in the hot tubs, enjoying a game of pickleball, ratchet it up a notch on the tennis court or even just shuffling down with friends for a game of shuffleboard. These are just a few of the amenities. The list goes on and on.

Please be sure to come by and get acquainted with staff. We are here for you! Tell us your interest and we'll help point you in the right direction. Don't forget to leave time for a drink and some good eats at the Rendezvous, it's your new local hang out!

Our team really enjoys what they do so please, please, don't be shy. Come by and get involved. Living here and being a member of TPE is all about lifestyle and you are entering a new chapter, come and enjoy!

There is always something happening... so see you around the Club.

John Manack
General Manager
Tri Palm Estates & Country Club

Tri Palm Estates & Country Club and TPUOA--TWO SEPARATE ENTITIES

TRI PALM ESTATES & CC



Tri Palm Estates & Country Club

Located at 32-700 Desert Moon Drive

Phone: 760-343-3497

Email: shenandoahoffice@gmail.com

TPE&CC is the owner and operational manager of the recreational facilities for the 55+ community and “family section.”

Residents pay monthly maintenance fees to TPE&CC for the maintenance and operation of the recreational facilities and common areas.

Learn all you need to know about the TPE amenities offered:

- Golfing rules and hours
- Golf cart rentals
- Tee times
- Pro Shop
- Pools
- Rendezvous Grill’s daily specials and events
- Clubhouse Hall, rental and activities
- Clubs and activities available for your enjoyment

TPUOA



Tri Palm United Owners Association

Located at 32-851 Desert Moon Drive

Phone: 760-343-5256

Email: TPUOA.TPE@gmail.com

TPUOA is the Home Owners Association representing 1629 homes for the 55+ portion of the community. Homeowners pay one annual assessment fee of (currently) \$95 to the Association and elect a volunteer board of directors that work with the TPE management and focuses on:

- Board Meetings and Home Owners Meetings
- Architectural Design – ensures owners comply with community standards and rules for changes to your home and property
- Senior Housing – Oversees status of senior community, acts on violations, administers age verification, care giver information.
- CC&Rs – assures owners comply with the rules & regulations for property care and maintenance. Acts on complaints for property violations.
- The Association is governed by the “Master Declarations” and California law, most notably the Davis-Sterling Act

Where to go when you need information on the above:

You can find all this information on our website www.tpuoa.net

Tri Palm Estates & Country Club

Club & Activity Contact List

Golf Clubs			
Cactus Cats	Barbara Grundy Diane Oda	760 343-0247 442-227-4109	bgrundy47@shaw.ca
Men's Par 3 Golf Club	Phil Mathews	760-574-7702	phil12146@earthlink.net
SSGC Men's Golf Club	Oly Manderscheid Mickey Maguire	760 343-0043 760-636-5448	manderoly@msn.com mickey.m@sasktel.net
Tri Palm Men's Golf Club	Greg Mackenroth Marshall Pugh	425 327-6386 760 343-0391	gmack927@gmail.com g.marshall1015@gmail.com
Tri Palm Par 3 Ladies Golf Club	Barbara Grundy	760 343-0247	bgrundy47@shaw.ca
Tri Palm Women's Golf Club	Helen Adair Wally Tecklenburg	760 343-3359 760 343-7109	frostyadair@gmail.com wally.tecklenburg@shaw.ca
Clubs & Activities			
Adult Coloring	Pauline Pearson	760-343-1948	
Bingo	Ritarae Coleman	760 343-5667	
COP (Citizens on Patrol)	Marie Garcia, Pres. Larry Van Over, VP	760-343-2603 541-401-2565	larryvanover@yahoo.com
Cribbage	Dave Blackshaw	360-746-5290	
Disaster Preparedness	Susan Crawford	760-799-7952	RollieSusan@verizon.net
Duplicate Bridge	Karla Wilson	760-343-0198	
Exercise Class	Kaye Palmer	760-343-2060	kenpalmer40@hotmail.com
Land Yachters	Luke Salerno Sandy Barbon	909-226-7638 760-406-1391	lpsalerno21@gmail.com csbarbon@gmail.com
Line Dancing	Corinne Smith	760-636-1645	bcsmith@telusplanet.net
Needle Craft	Pat Hammond	760-343-3606	patncat10000@yahoo.com
Party Bridge	Pauline Pearson	760-343-1948	
Pickleball	Debbie McCready	267-307-5268	debbiemccready@yahoo.com
Pinochle	Ed Linse Fern Hubrig	760-880-8872 760-343-3718	
Quilting Group	Norma Stevens	760-343-2208	normajstevens6@yahoo.com
Shenandoah Bible Fellowship	Joan O'Berry	760-343-5537	djo_ber@verizon.net
Shuffleboard	John McCready Gary Stephens	267-307-5268 760-221-7396	johnmccready67@gmail.com gnstephens@aol.com
Social Council	Shirley Miller Jim Rodgers	760 343-1649 760-343-3674	dancinshirl@aol.com jrliquor@telus.net
Stained Glass	Norma Stevens	760-343-2208	normajstevens6@yahoo.com
Tai Chi Practice Sessions	Steve Sanders	206-992-6152	
Tennis Social Club	Judy Baker	760-343-5167	sunny.days2009@live.com
Tri Palm Women's Club	Trudy Hines Ruth Dearden	805-300-9579 760-275-6507	trudyhines@gmail.com dearruth@aol.com
Water Exercise	Sharon Cuddihy	760-831-3384	flaggirl46@earthlink.net
Winter Senior Bowling League	Dave O'Berry Shirley Hartley	760-343-5537 310-733-6652	djo_ber@verizon.net shirleyhartley48@gmail.com

Tri Palm Estates & Country Club Clubs and Activities

GOLF CLUBS

<p>Cactus Cats: A group of lady golfers from either of the Tri Palm women's golf clubs. They play the Par 3 Century Course on the third Friday of the month. Also, the group plays at different courses throughout the desert. See more information on the bulletin board in the Caddyshack.</p>
<p>Men's Par 3 Golf Club: Part of the Tri Palm Men's Golf Club, they play on the Par 3 Century Course every Thursday morning. Sign up for play in the Pro Shop side room.</p>
<p>SSGC Men's Golf: The Second Season Golf Club plays every Thursday on the regulation Millennium Course with tournaments scheduled from November through March.</p>
<p>Tri Palm Men's Golf: This golf club plays every Thursday on the regulation Millennium Course. Sign up for either morning or afternoon play in the Pro Shop side room.</p>
<p>Tri Palm Par 3 Ladies Golf Club: The Par 3 women play on Tuesdays. Early Birds meet at 6:30 a.m. and the Sleepyheads meet at 9:30 a.m.</p>
<p>Tri Palm Women's Golf Club: The TPWGC plays every Tuesday morning on the regulation Millennium Course. For information and news see their website: www.GolfTPWGC.com.</p>

CLUBS & ACTIVITIES

<p>Adult Coloring: Great for relieving stress and creating beautiful art. Includes all supplies. Meet in the Clubhouse Library on the first and third Friday from 1-3 p.m. Contact Pauline Pearson at 760-343-1948. Free.</p>
<p>Bingo: Every Tuesday at the Clubhouse Hall. Doors open and cards go on sale at 6 p.m., play starts at 7 p.m. and finishes by 9:30 p.m. New player instructions at 5:45 p.m.</p>
<p>COP (Citizens on Patrol): C.O.P. hold meetings with a representative from the California Highway Patrol on the first Thursday of the month from noon to 2 p.m. in the C.O.P. Office behind the Clubhouse. C.O.P. meets on the third Thursday of the month at 7 p.m. in the Clubhouse Hall. Everyone interested in volunteering to help make a safer, more secure community is welcome.</p>
<p>Cribbage: Play the classic card game Cribbage every Tuesday at 1 p.m. in the Clubhouse Library. Questions? Call Dave Blackshaw at 360-746-5290. Free.</p>
<p>Disaster Preparedness: See page 10 in this Redbook. We recommend reviewing the information available at the Rancho Mirage disaster preparedness site which you can reach by clicking on the link at the bottom of any page on our website, in the blue Links section. If you have specific questions about disaster preparedness in Tri Palm Estates contact Susan Crawford at 760-799-7952.</p>
<p>Duplicate Bridge: Play Duplicate Bridge every Wednesday at 6:15 p.m. in the Clubhouse Library. If you don't have a partner, call Karla Wilson at 760-343-2315 and she will try to get you a partner.</p>

<p>Exercise Class: Exercise Class in the Clubhouse Library on Monday, Wednesday and Friday starting at 7 a.m. Bring a towel, yoga mat and weights. Questions? Call Kaye Palmer at 760-343-2060. Free.</p>
<p>Land Yachters: The Land Yachters invite Tri Palm owners with RVs to come to one of their monthly meeting at 4:30 p.m. on the first Wednesday of the month in the Clubhouse Hall. For more information call Luke Salerno at 909-226-7638.</p>
<p>Needle Craft Group: Bring any of your needle craft projects—knitting, crocheting, needlepoint, cross-stitch, etc.-- and get together on Mondays at 10 a.m. in the Clubhouse Library.</p>
<p>Pickleball: Solid paddles to hit a perforated ball over a net. The court is the size of a badminton court with net and rules like tennis. Regular times are Tuesday, Thursday and Saturday mornings at 9 a.m.</p>
<p>Pinochle: Play Pinochle every Monday and Thursday starting at 6:15 p.m. in the Clubhouse Library. Questions? Contact Ed Linse at 760-880-8872.</p>
<p>Quilting & Sewing Group: Get together every Thursday. Questions? Call Norma Stevens at 760-343-2208.</p>
<p>Shuffleboard Club: We have eight great courts here at Tri Palm Estates. Mondays, Tuesdays and Fridays are open play for practice starting at 8:45 a.m. If you have never shuffled before, this is a great time to come out and try. We have lots of seasoned players that will be happy to help you learn the game. Questions? Call Gary Stephens at 760-221-7396.</p>
<p>Stained-Glass Class: Test your creativity or follow a pattern in the stained-glass class every Wednesday and Friday from 12-3 p.m. in the Arts and Crafts Room behind the Clubhouse. Questions? Call Norma Stevens at 760-343-2208. \$</p>
<p>Tennis Social Club: On the courts every Monday, Wednesday and Friday at 9 a.m.</p>
<p>Social Council: Social Council sponsors monthly Dinner/Dances, Chef's Breakfast, Golf Cart Parade and so much more. They meet the first Tuesday of the month (November through March) at 3 p.m. in the Clubhouse Hall. Anyone interested in learning more, come to a meeting.</p>
<p>Shenandoah Bible Fellowship: Sunday services are held at 11 a.m. in Clubhouse Hall. Non-denominational church. Dr. Rich Dorst, Pastor; Roy Morden, Minister of Music.</p>
<p>Tri Palm Women's Club: This group of ladies is both a social and philanthropic group. They get together on the third Thursday of the month at 11:30 a.m. in the Clubhouse Hall to socialize and enjoy a lovely lunch prepared by the Rendezvous Grill. Look for posters in the Lobby about the next lunch and come have a great time. \$</p>
<p>Water Exercises: Come join us at the pool every weekday morning. Sessions begin at 8, 9 and 10 a.m. Meet a fun and friendly group of people—start your day invigorated! Free.</p>
<p>Winter Senior Bowling League: Bowl every Wednesday 1 p.m. at Fantasy Lanes at the Fantasy Springs Casino November through March. It's a senior mixed league with significant cash awards at the end of the season. Handicaps are established so all bowlers, regardless of ability level, can compete and win. \$</p>

TRI PALM ESTATES & COUNTRY CLUB

Welcome to Tri Palm Estates & Country Club – from John Manack, Golf Pro

We are a 27-hole facility, which consists of an 18-hole par 70 course (Millennium) and a 9-hole par 3 (Century.)

Tri Palm Estates & Country Club does have a golf dress code:

- Proper golf course attire.
- Collared shirts, NO “T” shirts, blue jeans or cut offs.

Tee times are made by lottery, one week in advance. See Pro Shop for clarification.

Tee times will be posted in two places in Golf Shop area

There will be no walking, jogging, site seeing or any kind of vehicle, other than golf carts on the courses.

Dogs will not be on the golf course. Dogs will be on a leash when walking on residential streets.

The Golf Shop hours during season play will be 6 am – 5 pm. Summer hours may vary.

Our season will start the first week of November thru May 31. Limited summer hours will prevail at that time and be posted.

Golf cart rentals should be returned to Pro Shop prior to 5 pm during season.

Price Structure for Green Fee Players (Guests, Renters):

Millennium Course:

\$45.00 Monday thru Friday

\$55.00 Saturday, Sunday & holidays

\$35.00 Twilight starts at 1 pm (nine-hole rate)

Century Course:

\$20.00 Monday thru Friday

\$30.00 Saturday, Sunday & holidays

\$20.00 Twilight starts at 1 pm (nine-hole rate)

Golf cart included with above prices, if needed.

Season passes are available for purchase by the month. There is information and price structure available in the Pro Shop.

Tuesdays are Ladies Day, a shotgun for open play afterwards @ 12:30 pm.

Thursdays are Men’s Day. We have two men’s clubs at this time. The Tri Palm Men’s Club and the SSGC (Second Season Golf Club.) Tri Palm Men’s Club tees @ 7:30 am, SSGC @ noon.

To play with these groups, you must be a member of one of the clubs.

Thursdays from 10 – 11 am there will be a free Ladies Chipping & Putting Clinic at the green at the main Clubhouse.

Private golf lessons are available—inquire at the Pro Shop for price structure and scheduling.

Join your neighbors on Nextdoor

Dear Tri Palm Estates Neighbor,

Our neighborhood uses a free private online network called **Nextdoor Tri Palm Estates** and it is available to everyone in the neighborhood at no charge. On this website, we share service provider recommendations, items for sale/free, safety concerns, local events and much more.

To join, go to www.nextdoor.com/join and follow the instructions. You will need to provide your address, which is verified against the neighborhood database, then you will receive a code to access our Nextdoor.

Before joining you may want to read about Nextdoor and read their guidelines below.

Nextdoor Community Guidelines

Our mission is to provide a trusted platform where neighbors work together to build stronger, safer, happier communities, all over the world.

We want all neighbors to feel welcome, safe, and respected when using Nextdoor. For that reason, we've developed a set of Community Guidelines describing what behaviors are – and are not – allowed on Nextdoor. The crux of our Guidelines can be boiled down to one simple statement: **Everyone here is your neighbor. Please treat each other with respect.**

We rely on you, the neighbors who make up the Nextdoor community, to report content that violates these Guidelines. Violating the Guidelines has consequences, which may include removal of content, suspension of posting privileges, or even a permanent ban from Nextdoor. Because of the diversity of people in any neighborhood, please keep in mind that while something may be disagreeable to you, it may not violate our Community Guidelines.

Be helpful, not hurtful

The heart and soul of Nextdoor are the helpful conversations that happen between neighbors. When conversations turn disagreeable, everyone on Nextdoor suffers. Our Guidelines prohibit posts and replies that discriminate against, attack, insult, shame, bully, or belittle others. [See more detail about this guideline.](#)

[Disagreements and conflict](#)
[Public shaming](#)
[Personal disputes and grievances](#)
[Discrimination and hate speech](#)
[Crime and suspicious activity](#)

Don't use Nextdoor as a soapbox

Nextdoor is a communication platform that allows neighbors to mobilize and get stuff done like never before. However, favorite causes that are pushed too hard, political campaigning, and personal views on controversial issues will inevitably rub one's neighbors the wrong way. We rely

on our members to report those who are over-posting, campaigning, and posting or ranting about controversial, non-local issues. [See more detail about this guideline.](#)

[Ranting](#)
[Over-posting](#)
[Dominating or hijacking conversations](#)
[Controversial issues](#)
[Politics and campaigning](#)

Promote local businesses and commerce the right way

On Nextdoor, we support local businesses and encourage neighbors to share helpful information about their favorite businesses and services. We also encourage neighbors to buy, sell, and give things away. Nextdoor is actively working on solutions for local businesses to participate in their Nextdoor neighborhood. [See more detail about this guideline.](#)

To find and claim your business page, [click here.](#)

[Promoting your business or offering services](#)
[Classifieds](#)
[Fundraising](#)
[Conflicts of interest](#)

Use your true identity

Nextdoor is a network for you and the people who live in your local community. To that end, using your true identity and honestly representing yourself are key parts of being a Nextdoor member. [See more detail about this guideline.](#)

[Real names](#)
[Your profile and photo](#)
[Joining as a couple](#)
[Business or service provider accounts](#)
[Public agency accounts](#)

Keep it clean and legal

Keep all content and activity family-friendly and legal, and adhere to our rules about regulated goods and services. [See more detail about this guideline.](#)

[Illegal and regulated goods and services](#)
[Violations of privacy](#)
[Threats to the safety of others](#)
[Profanity](#)
[Fraud and spam](#)

Additional policy resources

[Member Agreement](#)
[Privacy Policy](#)
[Content moderation and the role of Leads](#)



TPUOA
Tri Palm Unified Owners Association

Disaster Preparedness in Tri Palm Estates

Tri Palm Estates is divided up into nine areas, and currently Susan Crawford heads up the Disaster Preparedness operation. Each of the nine areas has a block captain who is given a two-way radio to use to communicate with the H.Q. and the search-and-rescue team in the event of a true disaster. We have 13 nurse volunteers, who will carry first aid backpacks in an emergency situation. We need more full-time nurse volunteers because at present we only have part-time residents. Our search-and-rescue volunteers all have kits with basic tools and are dispatched when a call comes in from a block captain asking for help. We rely on neighbors, called street leaders, to check on neighbors and go to the block captain to request a call for help on the radio.

At this time, we have a trailer containing some emergency supplies stored in the maintenance yard. We should soon have a new, larger container delivered that will enable us to store all supplies in one place.

We also have several neighbors who have taken the Citizens Emergency Response Training (CERT) from the County of Riverside Fire Department and encourage everyone to take this very informative class. It is usually free.

If you would like to volunteer in any capacity, or would like a list of block captains, please call Susan Crawford at 760-799-7952.

December 28, 2017



TPUOA
Tri Palm Unified Owners Association

A Brief History of Tri Palm Estates

- In 1962 Mobilife Corporation, a subsidiary of US Gypsum, commenced the development of Tri Palm Estates. The lots in Tri Palm Estates were to be sold to persons over age 16. In 1967 a lot in unit 1 could be purchased for \$4,000.00. By 1978 a total of 8 units had been established. As each unit was developed a Declaration of Restrictions and Charges (DCR) was approved for that tract. The DCR's were nearly identical for all 8 units except: the monthly assessment for each unit increased as each was developed; units 5 and 6 were set up for families with children under the age of 16. The DCR is now commonly known as CC&R or Conditions, Covenants and Restrictions.
- In 1978 Mobilife Corporation offered to sell its interest to the property owners in Tri Palm Estates but that was not accepted and Mobilife sold to Andrew E. Stevens, Great Western Properties Inc. (GWP) who also acquired some vacant land in the deal. In 1980 GWP started the development of unit 9 and again with a new set of DCR's and monthly assessment fee.
- In 1988 the development of unit 10 known as the Villas began after "Conditions of Approval" outlined by the county were agreed upon. Conditions in Tri Palms Estates had been deteriorating for some time and the county required improvements to the park before they would grant GWP further development. The county approval resulted in a new "Master Declaration of Restrictions and Charges" and served as an umbrella over the existing Declaration of Restrictions and Charges (DCR's). The Master Declaration was prepared jointly for GWP and Tri Palm Owner Association Inc. (TPOA) and signed January 1989.
- At that time, there were two homeowner associations who were not in agreement about issues. TPOA represented the homeowners but was not a legal entity and TPOA Inc. had legal authority and signed the Master Declaration with GWP. In 1993 the two associations came to an agreement and formed the current Tri Palm Unified Homeowners Association Inc. (TPUOA).
- In 1995 TPUOA began enforcing rules, regulations and enforcement of the CC&R's. A dedicated board of directors was determined to bring Tri Palm Estates back to the expected standards envisioned by the original developer. The conditions in the park were continuing to deteriorate and GWP did not spend money on up-keep.
- In 1996 the homeowners voted to comply with the Fair Housing Amendment to the Equal Opportunity Act to establish all units (except 5 and 6 family tracts) as senior housing age 55 and over.
- In 1999 GWP asked the county for permission to develop the tract of land surrounding golf hole #6 to #12 and the county responded again with a contractual agreement to TPUOA Inc. before giving permission to GWP. This agreement resulted in revisions to the Master Declaration in October 2000 and included enforceable standards of maintenance that gave TPUOA the right to

arbitration if there was a disagreement with respect to maintenance of Tri Palm Estates. GWP did not enact the right to further development.

- In 2006 GWP sold his interests to Ronald Safren and Ronald Edwards and they renamed the park The Club at Shenandoah Springs Village (CSSV). With the new ownership, the up-keep of the park continued to deteriorate and in 2008 TPUOA registered a lawsuit against CSSV. A second amended complaint was filed by TPUOA in October 2011. In December 2012 CSSV filed a petition for Chapter 11 requesting reorganization bankruptcy and a Receiver was assigned to manage CSSV.
- In 2014 TPUOA disputed the increase in maintenance fees proposed by CSSV and registered a complaint with the court. General Electric, the mortgage holder for CSSV, began foreclosure. CSSV responded by declaring bankruptcy. In June 2014, the bankruptcy court established a settlement agreement with TPUOA and agreed to the purchase of CSSV by Kort & Scott. The TPUOA settlement agreement was binding for the new owners and the purchase by Kort & Scott was approved. The park was renamed Tri Palm Estates & Country Club.

Information Sources:

Larson, P. (Corky) (1988) County of Riverside Supervisor: Letter of Instruction

Swenson, R. (Bob) (1996) Tri Palm Estates: A Brief History

Swenson, R. (Bob) (2004) A History of Tri Palm Estates

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