

Annual Inspection by the Master Association
And 'Report to Owners'

Escena Community Association Board of Directors
November 2025

Escena- 2025, Palm Springs, CA



Inspection of 'Master Association Property' and 'Master Maintenance Areas' by the Board of Directors of the Escena Community Association, in compliance with Article X, Section 6, of the 'Master Declaration of Covenants, Conditions, and Restrictions, And Reservation of Easements for Escena', dated November 7, 2006.

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Introduction

The Master Declaration for Escena (the Declaration) requires the Board of Directors of the Escena Community Association to inspect the 'Master Association Property' and 'Maintenance Areas', as both are defined in the Declaration, at least once each calendar year. A 'Report to Owners' of the findings of the inspection is to be prepared and furnished to the Members of the Association.

The purpose of the inspection is to assess the existing condition of all Master Association Property and Maintenance areas, determine if the property and the areas are being properly maintained in accordance with the requirements of the Declaration, and to identify the existence of any hazards or defects, or the need to perform repairs, additional maintenance, or preventative measures.

The inspection began earlier this year when an updated review and physical inspection of Escena was accomplished concurrently with preparation of an updated 'Reserve Study'. The final Reserve Study prepared by Association Reserves is referenced and made a part of this report.

The current ownership of properties within Escena was also updated. This defines the present limits of Master Association Property for maintenance responsibilities, and for budgets and expenditures, separate from properties still owned by the Declarant/Master Developer, or by a Builder.

The Board had previously engaged an expert consultant to conduct a thorough inspection and assessment of the condition of all private street improvements within Escena, and to prepare a 'Pavement Management Plan' (PMP). The findings and recommendations of the PMP are generally discussed herein, and the PMP prepared by Associated Engineering Consultants is referenced and made a part of this report.

Members of the Board's various advisory Committees participated in this inspection and will inspect their respective areas of responsibility on an ongoing basis.

This is the 'Report to Owners'.

Respectfully,

Escena Community Association Board of Directors.

Definitions

"Board" shall mean and refer to the Board of Directors of the Master Association.

"Community" shall mean and refer to the Property and to all portions of the Annexable Property which are annexed in accordance with the provisions of the Master Declaration to be subject to the Master Declaration and to the jurisdiction of the Master Association. Collectively also referred to as Escena.

"Maintenance Areas" shall mean and refer to the following areas (and any Improvements constructed thereon) which are not owned by the Master Association, but which will be maintained by the Master Association and the costs and expenses of such maintenance included within the Common Expenses of the Master Association such as certain real property (and all Improvements constructed thereon) located outside the boundaries of the Community (e.g., parkways, medians and rights- of-way in the public streets adjoining the Community).

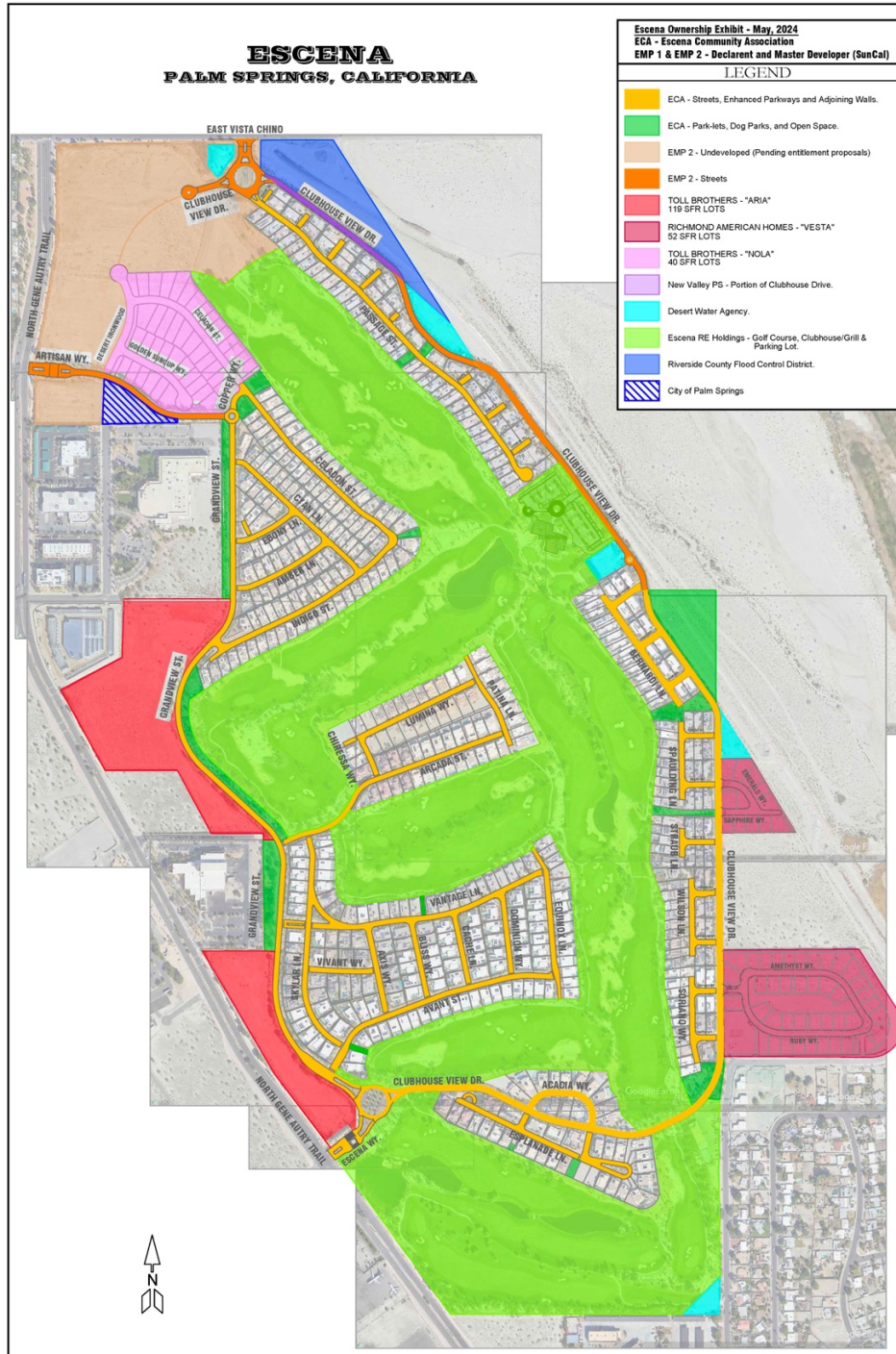
"Master Association" shall mean and refer to Escena Community Association, a California nonprofit, mutual benefit corporation, in which all Owners shall be members.

"Master Association Property" shall mean and refer to: (a) all personal property now or hereafter owned by the Master Association; and (b) all real property, and all Improvements constructed thereon, which is now or hereafter owned in fee by the Master Association or over which the Master Association owns an easement (or which is leased to the Master Association) and which the Master Association is obligated to manage, operate, insure, maintain, repair, replace, reconstruct and/or restore as provided for in the Master Declaration.

"Master Declaration" shall mean and refer to the "Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Escena," dated November 7, 2006.

"Property" shall mean and refer to all of that certain real property described on Exhibit "A" attached to the Master Declaration and to all Improvements constructed thereon, collectively also referred to as Escena.

Escena Ownership Exhibit



Escena Ownership

Properties within Escena fall into general categories:

- Residential lots owned privately by Members of the Association.
- The Golf Course, Clubhouse and Grill, and parking lot, and maintenance facility, all owned by a golf course entity.
- Publicly owned properties: The City of Palm Springs, Desert Water Agency, Riverside County Flood Control District, and CVWD.
- Undeveloped parcels: Approximately 22 acres of vacant land pending entitlement proposals at the very northwest corner within Escena.
- Development in progress: 'NOLA' by Toll Brothers, 40 lots for single family homes at Artisan and Copper Way; 'Vesta' by Richmond American Homes 52 lots for single family homes within two Tracts located in Cathedral City on the east side of Clubhouse View Drive. 'Aria' by Toll Brothers, two Tracts consisting of 83 lots and 36 lots on the east side of Grandview Street, northerly and southerly of the Escena Bark Park. Developments in progress will result in the annexation of 211 homes and additional Master Association Property over the next few years.
- **Master Association Property:** Private streets with adjacent landscaped parkways and paseos; the Escena Way gated entry; landscaped open spaces, dog parks and park-lets; Escena community art pieces; all of which are currently owned in fee by the Escena Community Association.
- Future Master Association Property: Private streets with adjacent landscaped parkways and paseos; the Artisan Way, Vermillion (Passage Street) and Clubhouse View Drive gated entries; all are still owned by the Declarant EMP 2 (SunCal).
- **Maintenance Areas:** The landscaped easement areas, sidewalks and block walls adjacent to the Escena frontages along Gene Autry Trail and Vista Chino.

The **Master Association Property** and **Maintenance Areas** have been inspected and are the subjects of this report.

Infrastructure Improvements

Street Improvements: The private street improvements within Escena consist of two major components, concrete curb and gutter, and asphalt concrete paving (AC paving). For a number of reasons, the AC paving component is the portion of the street that is most subject to deterioration over time. This creates the need for regular inspections, and the establishment of a program of maintenance and repair, not only to preserve this critical asset, but to also assist in predicting the related timing and costs of any needed work.

The Escena Community Association owns and maintains streets as 'Master Association Property' that encompass approximately 1.1 million square feet of AC paving. Approximately 145 thousand square feet is still owned and maintained by the Declarant and master developer EMP 2 (SunCal).

For the above reasons, the Board of Directors elected to engage an engineering consultant to conduct a thorough inspection and assessment of the condition of all private street improvements within Escena, including the Declarant portions, and to prepare a 'Pavement Management Plan' (PMP). The PMP was completed in September 2024 and contains recommendations for maintenance and repairs in order of needed priority over seven years. The PMP characterizes the condition of the paving throughout Escena as varying from good to poor. The concrete curb and gutter are in generally good condition.

Reference is made to the Pavement Management Plan for a detailed explanation of the existing pavement conditions, and for the details of the areas, scope of work, and estimated costs of the remedial recommendations.

Signage: The Infrastructure/ Property Committee recently conducted an inspection and assessment of all signage relative to the streets within Escena. This included stop signs, street signs and directional signs. A number of stop signs have been replaced. The work to replace a number of traffic directional and street signs is ongoing. 'No trespassing' signage has also been added at the community entries.

Infrastructure Improvements

Storm Drain System: The storm drain system within Escena is private and is owned and maintained by the Escena Community Association as 'Master Association Property'. The subsurface mainlines were not inspected due to the difficult and/or costly access methods. The main lines are constructed of reinforced concrete pipe (RCP). RCP is a durable material that can last over 100 years. RCP is a popular choice for drainage systems because it can withstand large amounts internal flow and external loads. For these reasons, replacement of the storm drain system is not contemplated or budgeted for by the Escena Reserve Study. The reinforced concrete catch basin inlets at the street level are periodically maintained under a contract to de-silt and remove any debris, and to maintain inlet function during storm events. Also, to clean and replace debris screens and filters that are mandated by the Escena Water Quality Management Plan (WQMP). The Infrastructure/ Property Committee will monitor the inlet maintenance and the maintenance contract. Inlets on the Escena golf course are to be maintained by the golf course owner/operator.

Sanitary Sewer System: The sanitary sewers in Escena are owned and maintained by the City of Palm Springs. The city has easements over the private streets for this purpose. The system appears to be functioning properly as designed. The Association has no responsibility for maintenance of the system.

Potable Water System: The water system that serves Escena consisting of main and service lines up to and including all residential and landscape water meters, is owned and maintained by Desert Water Agency (DWA). DWA has easements over the private streets for this purpose. The system appears to be functioning properly as designed. The Association has no responsibility for maintenance of the system.

Electrical Service System: Electricity service to Escena- main backbone lines up to and including all residential and landscape meters, is owned and maintained by Southern California Edison (SCE). SCE has easements over the private streets for this purpose. The system appears to be functioning properly as designed. The Association has no responsibility for maintenance of the backbone distribution system or meters but does maintain some pedestal cabinets that house meters for landscape lighting. There is a Reserve budget for their maintenance.

Infrastructure Improvements

Walls and Fences: The masonry walls that are adjacent to those portions of the main thoroughfare streets within the Community that are owned by the Escena Community Association are also maintained by the association. These walls have been inspected and remain structurally sound and aside from minor imperfections are aesthetically in acceptable condition. The metal fencing at the Communities main dog park requires painting occasionally and has been budgeted. Maintenance of the metal fencing along Gene Autry Trail south of the Escena Way entry, and along the southern property boundary, is the responsibility of the Golf Course owner/operator. This fencing currently needs painting. Maintenance of the masonry block walls along the Community's Gene Autry Trail and Vista Chino frontages, together with maintenance of the metal fencing along the east side of the northerly portion of Clubhouse View Drive is the responsibility of the Declarant, EMP 2 (SunCal).

Gated Entries: Of the four gated entries into Escena, only the entry at Escena Way including the street, guardhouse, gates and related facilities is owned and maintained by the Escena Community Association. Approximately three years ago, the Escena Way Gate was refurbished similarly to the work recently completed by the Declarant at the Artisan Way gate. This included new underground conduits, new detector loops in the pavement, and new gates made of lighter gauge steel in order to reduce weight. More recently, the operators for both of the exit gates were replaced and remain under warranty. The operators for the entry gates have now also been replaced, as well as the hinges on all four gates using the new updated and stronger design utilized at the Artisan gate. The recent work completed the remodel of the Escena Way gates and mechanisms.

A building inspection of the guardhouse was performed. The inspection informed us of the necessity for some minor repairs and code compliance corrections. Evidence of water intrusion from roof leaks was also noted along with a recommendation that the roofing material be replaced or sufficiently repaired. The roof repair work has since been contracted and completed.

Landscape Improvements

General Maintenance

The HOA maintains landscaped areas along Interior roadways and at traffic circles owned by the HOA but not the perimeters along Gene Autry and Vista Chino, and along Artisan Road which are still maintained by the Declarant. All landscaped areas are inspected by the Landscape Committee, and a list of short-term and long-term maintenance needs is maintained. The Landscape Committee schedules inspections monthly or as issues arise. There is a contract with Conserve that provides a two-person maintenance crew that is on-site five days per week. This year we increased the landscape maintenance contract coverage to add an additional crew member during the 5 hottest months of the summer (May to September). We are very pleased with the result of the additional staffing, including a dramatic improvement in the quality of the maintenance work, more timely attention to irrigation problems and more consistency in the maintenance rotation schedule.

The Landscape Committee has a budget for repair and replacement of plantings. The summer heat always has an impact on the health of many plants and an annual removal and replacement program is currently underway. Some planting, and especially the rosemary, have or are aging out, and some of those plants will be replaced every year as funding becomes available.

Included in the repair and replacement budget is removing and replacing the 12 trees that we lost last summer. This also involves stump grinding. Also included in the repair and replacement budget is addressing damage to plantings caused by pests, windstorms, flooding and auto accidents. This year's tree losses are currently being addressed.

Special Projects

The Landscape Committee has a budget for special projects that may include refurbishment of previously planted area and newly turned over areas, which may include new plantings, replacement or additional trees, adding new bowsmith emitters as plants are replaced, new lighting, new rocks and decomposed granite enhancements. This budget is also used to allow for enhancements to parks and parklets including new grass areas, dog stations, drinking fountains, benches, lighting

Landscape Improvements

and/or safer foot paths depending on community usage.

This year we enhanced the planting beds on the East side of Grandview from Indigo to Artisan, and along both sides of Arcada and replaced plantings lost to summer heat throughout the property.

Next year we will use special project funds to enhance several parklets (see below). We also plan to bring a redesign of the front Escena Way Entry to the Board of Directors for review. We have engaged a landscape architect to work with us on the front entry. This project will be paid for with reserves, if approved by the Board of Directors.

Parks and Parklets

There are 4 large parks, 5 landscape circles, 5 landscaped medians and 7 parklets in the community. Three of these parklets and two landscaped circles were accepted from Toll Brothers this year as part of a turnover of developed areas by the community builder to the Association. The parks, circles, medians and parklets are maintained as part of the contract with Conserve.

This year we completed the refurbishment of three of the parklets on Celadon, and one parklet on Esplanade. We installed a French drain at the park at Herzog and Icon. We added new concrete step at parklets on Celedon, Vantage, Avant, and Geary/ Icon for safety reasons.

Next year we are planning on refurbishing the small but heavily used parklet on Vantage, with new trees, lighting, a bench and pathway; adding new lighting at the parklets on Avant and Geary / Icon; refreshing the plantings at the Geary/Icon parklet and hire a landscape architect to completely redesign the interior parklet in Vermillion.

Two of the parks in the community are designated dog parks (the Large Park and the Small Park). The year before last, both of these parks were re-sodded and the soil amended. This work should last for several years with regular maintenance. These parks and other large grass areas are scalped, aerated and re-seeded and the soil is enhanced annually in the early fall. This year we are adding a dog safety area and

Landscape Improvements

a second gate at both dog parks. This will entail adding new fencing and a second gate at both parks, moving the drinking fountain and doggie station at the large dog park, and removing some of the sod, and replacing some of the gravel with more dog friendly gravel.

Trees

Shade trees under 15 feet are trimmed on an as needed basis by the Conserve Crew and the cost is included in the Landscape Maintenance Contract. All palm trees and shade trees over 15 feet are trimmed annually by an outside vendor which may or may not be Conserve depending on price. The Palm trees are trimmed in early July and the shade trees over 15 feet are trimmed in October. This year we limited our shade tree trimming to the trees that are the most susceptible to loss in windstorms, the Palo Verdes and the largest of the Willow Acacias and the Citrus trees. Next year, we plan to trim all of the Palm Trees and all of the shade trees over 15 feet.

Over the last several years we have had a program to increase the number of shade trees with canopies to help with the impact of climate change and excessive heat on the understory plants. Next year we are planning on adding trees to the area on the west side of Grandview between Indigo to Artisan Way to expand the shaded area. It is an area where many homeowners walk. This is handled through both the Maintenance and the Projects Budget depending on the availability of funds. We are also losing some of our African Sumac, Heritage Palo Verde, and Shoestring Acacia trees due to wind, disease and climate change. We replace them from the Maintenance and Project budgets depending on the availability of funds

Irrigation

The irrigation system is 15 to 20 years old and is aging. Conserve has a special crew that monitors leaks and makes repairs when leaks are detected. Most of the repairs are for replacing original timers, breaks in the lateral water lines and main water lines, and replacing the original plastic valves with more reliable brass valves when the

Landscape Improvements

plastic valves reach the end of their useful lives. This is managed through the irrigation budget.

There is also a program to replace the original and easily clogged drip emitters with more efficient Bowsmith emitters which are designed to be anti-clog. We add a Bowsmith emitter to each new plant that is installed through the Landscape Projects and Maintenance and Repair budgets and have for the last 5 years. We lack the budget to replace the large number of existing emitters were installed prior to 2020 and are well past their 3-5 year useful lives. Therefore, the landscape committee will be submitting a request to the board to add a replacement reserve line item to cover replacing all of the drip emitters over a 4 year period starting next year.

Landscape Lighting

The landscape wiring is also approximately 15 to 20 years old and is aging. Most of the light fixtures were changed from incandescent to LED lighting 9 to 11 years ago and are no longer under warranty and are nearing the end of their useful lives. Our LED lighting requires the replacement of the entire fixture and not just the bulb when a light is out. The Landscape Committee has a line-item for lighting in the annual budget which pays for the equipment and labor costs related to replacement of single fixture replacements and wiring failures. There is also a line item in the reserves for replacing larger numbers of lighting fixture replacements when that becomes necessary.

Pest Control, weed control and mulching

We provide annual treatments for the Palo Verde and Tipu trees, for the agave beetle, for the Esperanza leaf roller which attacks our Tacoma plants and other pests as needed. This is funded through the Repair and Maintenance budget.

Our Landscape Maintenance Company has a separate crew that sprays for weeds and pests. They do not use Roundup or other sprays that use toxic substances like glyphosate. This is included in the Conserve Landscape Maintenance contract.

Landscape Improvements

We have a program of mulching our roses and Ficus hedges in the summer to save water and prevent plant loss. This is funded from the landscape repair and maintenance budget.