

**From:** [J.C. Sutherland](#)  
**To:** [CityClerk](#)  
**Subject:** City Council Meeting 2.27 / GHA Montage and New Development Handoff  
**Date:** Wednesday, February 26, 2025 2:57:12 PM

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Hello,

I'm writing as a resident of Palm Desert and GHA Montage where I also serve our little community on the HOA board. Considering our past experience with our developer where they circumvented us residents to get a lessor version of landscaping approved with the city (it's my understanding the city has changed policy so this can no longer happen), I figured it would behoove us to reach out to the city directly with regards to items GHA is pressuring us to accept before doing so to avoid inheriting unfinished messes that are still GHA's responsibility. Considering the large number of new developments in the city, it would be helpful for those of us in HOA's if there were some kind of city guided process as part of handoff so we know we are not being taken advantage of by the developer. In our case, we are still dealing with the following and hope the city can help us out.

### **Storm Drainage System:**

GHA has been pressuring the community to accept our storm drainage system but has been unable to provide us with documentation from the city showing the system has been approved. What they have provided us with is certification docs that even a cursory look at our system disprove—this certification was either fabricated or rubber stamped. No one acting on good faith could claim our system that is full of construction materials is clear of debris. Has the city approved the system, and if they haven't what is the timeline of getting that approval? Is GHA pursuing this? If not, what is our recourse to get them to pursue this? We're at an impasse with GHA.

### **Community Landscape Electrical Plans:**

We have also been asking GHA for approved electrical plans, and if they do exist, if any subsequent inspection and approval of those plans has been done. Considering our experience where we seem to discover which area is on which meter by SCE shutting off power because GHA stopped paying and didn't transfer billing to the HOA, our best guess is that those do not exist. Do these electrical plans exist? If yes, can the city provide them? If no, what are next steps to get this going? GHA stonewalls us whenever we push for this.

### **Streets and Sidewalks:**

Our streets were crumbling immediately after being poured, and our uneven sidewalks were cracking from day one, with huge gaps, often being patched with paint. This is becoming a theme, but GHA will not provide us with any kind of approvals. Have our streets been approved? If not, what are next steps to get this rectified? Since these are public streets, the city will inherit this, not the HOA, but it's in both our best interest that we get this fixed.

### **Exterior Wall:**

When Pulte graded their drainage basin, they exposed large unpainted sections of our western

exterior wall. Who is responsible for painting that?

I appreciate your attention, dealing with GHA has been incredibly frustrating. I hope the city can lend us a hand in getting these issues solved so we can all move on.

Sincerely,  
-J.C. Sutherland