AGENDA: August 15th, 2022 MEETING
3:00 p.m. at Yucca Mesa Community Center, 3133 Balsa Ave.
All HVCC agendas, contact information and minutes are posted on www.hvccsite.org

Flag Salute
Roll Call/Delegate List
Approve Agenda
Treasurer’s Report: Floy Creveling

1. Guest Comments on items not on the agenda

2. 29 Palms MCAGCC - Community Liaison Kimberly Pope

3. San Bernardino County Fire Dept - Chief Scott Tuttle

4. San Bernardino County Sheriffs Dept – Lieutenant Wiebeld

5. SB County 3rd District - Supervisor Dawn Rowe

6. State Assembly 33rd District - Representative Miriam Munoz

7. State Senator Shannon Grove - Representative Dominic Heiden

8. Congressman Jay Obernolte

9. RoBott Land Company - Flamingo Heights 640 - Steve Botthof and Nancy Ferguson

10. HVCC 2021/2022 Fiscal Year-end Audit – Jim Hanley and Roxanne Shamay

11. Committees:
   1. Standing: Public Outreach (Betty Munson)
   2. Ad Hoc: Scenic Highway 247 (Betty Munson)

12. President’s Report

13. Community Reports – Announcements

Next HVCC meeting: Monday, Sep 19th, 3:00 pm Landers Belfield Hall, 58380 Reche Rd.
HVCC DELEGATES / COMMITTEE LIST

COUNCIL MEMBERS
Members appointed by the 4 HVCC Organizations, residing in the community they represent. Up to 3 voting members from each community, plus alternate to vote in case of an absence.

Kim Abramson       JVIA
Adrienne Bishop     Landers
Digna Cassens       Flamingo Heights
Floy Creveling      Landers
Jim Hanley          JVIA
Jim Harvey          President
Judy Laffoon        Landers Alternate
Justin Merino       JVIA Alternate
Betty Munson        JVIA
Chris Nichols       YMIA
Rick Sayers         YMIA
Roxanna Shamay      Landers

OFFICERS
President: Jim Harvey
Vice President: Rick Sayers
Secretary: Betty Munson
Treasurer: Floy Creveling

STANDING COMMITTEE
Community Outreach: Chairperson: Betty Munson
Jim Hanley, Rick Sayers

AD HOC COMMITTEE
Scenic 247 Committee: Chairperson: Betty Munson
Phillip Brown, Barbara Harris, Jim Harvey, Sarah Kennington, Sara Fairchild, Chuck Bell
Committee members are not required to be members of the Council
Homestead Valley Community Council, Inc.

Treasurer’s Report

For the month of July 2022

Checking Account:

Beginning Statement Balance 07/01/2022.......................................................... $12,253.47

Income....................................................................................................................... $  0.00

Expense...................................................................................................................... $  43.77

Ck#707 Reimbursement to Jim Harvey for domain renewal for hvccsite.org $14.17

Ck#708 Reimbursement to Floy Creveling for Dept. of Justice annual renewal of $25.00 and postage to send it certified mail $4.60 total of $29.60

Ending Statement Balance 07/31/2022................................................................. $12,209.70

Total HVCC Assets in Bank 07/31/2022............................................................... $12,209.70

*The actual checkbook balance is currently $12,161.95

Check #709 $47.75 written to Roxanna Shamay (plaque for Captain Niles) had not been deposited yet as of July 31st

Legend:

CK – Check    DC– Debit Card    DEP–Deposit    EFT– Electronic Funds Transfer

Floy Creveling
Treasurer
POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, buyer acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.
PROPERTY OVERVIEW

Flamingo 640 (Subject Property) is comprised of 640 acres, an original section (1 mile × 1 mile) of residential zoned land located on Old Woman Springs Road (CA State Route 247) in a neighborhood referred to as Flamingo Heights, in unincorporated San Bernardino County. The property is in the high desert submarket of Joshua Tree, Yucca Valley, and Homestead Valley.

LOCATION & SETTING & ELEVATION & CLIMATE

Flamingo 640 is located 10 minutes from the north entrance to Joshua Tree National Park (2.8-million visitors in 2017); it’s located 30 minutes from I-10 Freeway, 35 minutes from Palm Springs International Airport, 40 minutes from Cabazon Outlet Mall and 2 hours from Los Angeles. The Subject Property is in close proximity (within 15-minute drive) to Pappy and Harriet’s, Pioneertown, La Copine, Joshua Tree downtown and park entrance, the Integratron, and Giant Rock. The Subject Property has exactly one mile of frontage on Old Woman Springs Road (CA State Route 247). It has spectacular wild landscape including hundreds of Joshua Trees and three different elevations – 225 acres at grade level with Old Woman Springs Road (CA State Route 247), then a 350-acre portion of this property is in this beautiful deep canyon wash (Pipes Wash), finally a 65-acre ridge that sits high up on the eastern shore of wash with 360° views of the valley including Pipes Canyon Buttes.

Flamingo 640 is at approximately 3,100 feet in elevation. During the summer, temperatures are routinely 10° - 15° cooler in the high desert as compared to Palm Springs and surrounding Coachella Valley.

OPPORTUNITY HIGHLIGHTS

By right of current zoning, subdivide and build homes, with some on the edge overlooking this beautiful canyon wash of dried river bed. Other options include, subject to a CUP, doing a mixed-use development with hospitality, entertainment venue, residential, and commercial. The property has access to multiple sources of water (Bighorn Desert View Water Agency and well), and Edison electricity (single-phase and three-phase power) on northern and southern property lines.
Property Photos
△ Joshua Tree is located in the Mojave Desert.

△ According to Joshua Tree National Park Service – Over 2.5-million people visited Joshua Tree National Park in 2016, up over 500,000 from 2015.

△ Joshua Tree has a population of 7,414.

△ Yucca Valley has a population of 21,652.

△ TwentyNine Palms has a population of 26,049.