

ROAD MAP INSIDE

# Happenings

TRI PALM ESTATES & COUNTRY CLUB

DECEMBER 2025 ISSUE



AVAILABLE AT THE TRI PALM UNIFIED OWNERS ASSOCIATION (TPUOA) OFFICE  
32-851 DESERT MOON DR. • THOUSAND PALMS, CA 92276 • [WWW.TPUOA.NET](http://WWW.TPUOA.NET)



## TRI PALM HOMEOWNER'S ASSOCIATION

32-851 Desert Moon Dr.  
Thousand Palms, CA 92276

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Mon-Fri 9-2

### Sheryl Scott

Administrative Asst.  
Accounting

### Irma Felix

Reception  
Member Services

### Lori Kern

Reception  
Member Services



## Tri Palm Country Club

### TRI PALM ESTATES & COUNTRY CLUB

32-700 Desert Moon Dr.  
Thousand Palms, CA 92276

[www.tripalmcc.com](http://www.tripalmcc.com)  
760-343-3497

### General Manager

Johnathan Benrud, Ext. 301

### Accounts Payable

Lizela Rivera, Ext. 302

### Accounts Receivable

Alma Zamora, Ext. 307  
Lizela Rivera, Ext. 302  
Yesenia Soto, Ext. 303

### Pro Shop

760-343-3669

### Restaurant Reservations

Yesenia Soto, Ext. 303

## From the Editor

# What's new? Lots, says GM Jonathon

It just made sense to feature some of the remarks presented by Jonathon Benrud during this past month's general meeting, although convincing the new GM of the value of publishing the comments scribbled on the back of an envelope would make for a good read.

Of course, his comments were made prior to the near-devastating rain chasing golfers away from the course. The quick action of the Tri Palm maintenance crews did the yeoman's work to clear most holes for a return to play (at this writing there is more rain in the forecast, and I'd have my fingers crossed but it makes it tough to type).

My ramblings, and allowed space, on this page prevents a complete list, but at least one homeowner noted that it was the most complete and open conversation she'd ever heard from any of our general managers.

The clubhouse welcomed new furniture and flowers in the lobby and dayroom, freshly waxed and buffed floors in the event hall, some painting and a rebuild of the arts and crafts room's A/C. The restaurant had plenty of maintenance issues completed, including new A/C units in the kitchen and bar. Visitors to the restaurant should also see the good service continue with the additions of three new cooks and three new servers.

Our popular pool area saw repairs to the main and family pools, new pumps, and heaters. The exercise pool and the Jacuzzi were power washed, and poolside furniture were repainted.

Two new nets were provided for

the pickleball courts and new shades were installed for the comfort of our shufflers, along with the resurfacing of all courts.

The re-seeding of the course was successful, well, until...but the pro shop sports an improved inventory of golf wear and accessories. And there's rumors of a beverage cooler.

Missed the meeting? December's general meeting is December 13, 9:00 a.m.



**On the Cover:** Taking time from their hectic schedules to allow the editor to get a picture is maintenance manager Juan Alcantara, new golf pro Brian Ortega, Yesenia Soto, the restaurant's food and beverage manager, General Manager Jonathan Benrud, and Junior Munoz superintendent.

## Jingle Bells! Get in the Spirit

Submitted by  
**Joan Budd**

Nothing says "Tis the season" like hearing the traditional Christmas songs and carols. For a few years, a group of us have gone caroling around the park but this year we have decided to stay in one place and invite everyone to come

to listen, sing along or tap your toes with us.

On Tuesday, December 16, we will lead an evening of caroling on the patio at the clubhouse, starting at 5:30. Please come join us for a nostalgic evening with all the old familiar Christmas music!



# Help stop theft: lock your bike and pull cart keys

Submitted by  
**Mark Jacobson**

Please remember golf carts must stop at all cart path road crossings to make sure that there is no oncoming traffic; cars have the right of way. Remember to take your key with you when you leave it unattended, even for a few

minutes.

There have been many bicycles recently stolen so it is important that you remember to lock them whenever left unattended, while at a neighbor, the clubhouse or even in your own carport. If you see a suspected theft in progress, remember to call 911 and

take a picture with your cell phone if you can safely do so.

We would like to thank the TPUOA, the Social Council, the Women's Club, and all the homeowners that made donations to Tri-Palm Citizens on Patrol in 2025. Your donations were very much appreciated.

We are still looking for

volunteers. Please email us at [TriPalmCOP@gmail.com](mailto:TriPalmCOP@gmail.com) if you are interested, we'll be happy to answer your questions and help you through the process.

All of us at C.O.P. wish everyone a happy holiday season and a very Happy New Year!

## Visiting the TPUOA office? Courtesy is required

Your office TPUOA office staff welcomes your phone calls and visits and will always strive to be welcoming and helpful with answers to your questions or

directions to how you might find them. These visits can also be stressful to both our homeowners and staff.

The Board of Directors however will not tolerate

abuse of our staff through coarse language, or undo arguments. In the event of this occurring, they have been instructed to end the communication and report

the homeowners name and lot number. The homeowner will receive a phone call from representatives of the Board to determine whether further actions are necessary.

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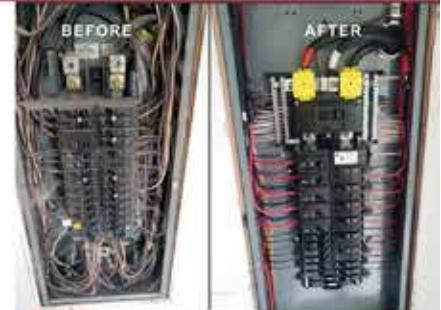


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# SENIOR HOUSING SPOTLIGHT: Benefits of life in a 55+ community

Submitted by  
**Kim Ward for the  
TPUOA Board**

At our recent general meeting, a resident asked a great question: "What are the benefits of living in a 55+ community?"

Here's what makes these communities so special:

As we grow older, life can offer new opportunities to focus on, like health, friendships, and fun. A 55+ community are designed to support that lifestyle, offering comfort, connection, and convenience.

## STAY ACTIVE

One of the biggest perks is easy access to activities that keep you moving. At Tri Palm Estates, you'll find fitness classes, swimming pools, and sports leagues—all tailored for older adults. Staying active helps you feel energized and healthy, and everything is right here in the community.

## BUILD FRIENDSHIPS

Social connections matter. In a 55+ community, it's simple to meet people who share your interests. Clubs, events, and hobby groups make it easy to spend time together and create lasting friendships.

## FEEL AT HOME

Living here means being part of a caring neighborhood. Residents look out for each other, volunteer, and join committees.

It's a welcoming environment that helps prevent loneliness and gives you a true sense of belonging.

## ENJOY EXTRA BENEFITS

Some insurance companies even offer discounts for living in a 55+ community—often enough to cover your annual dues! Plus, you'll enjoy amenities like pools, dining options, outdoor spaces, and hobby rooms. There's always something to do.



*Among the benefits of senior living at Tri Palm Estates are numerous sunsets we can all call our own.*

## SAFETY & INDEPENDENCE

Peace of mind matters. Our community offers security and well-lit areas, so you can relax knowing help is nearby if needed. Best of all, you can live life your way—individually, but with

support close at hand.

## IN SHORT

A 55+ community offers more than a home—it's a lifestyle. Active living, friendships, safety, and great amenities make these years truly rewarding.

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# TPUA

Tri Palm Unified Owners Association

## WHO TO CONTACT

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**Maureen Steinwall, Director**  
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## COMMITTEES

**Architectural**  
Gonzalez, chair  
Chudiak, co-chair

**CC&R**  
Knutzen, chair  
Norwood, co-chair

**Senior Housing**  
Ward, chair  
Norwood, co-chair

**RR&F**  
McNab, chair,  
Beairsto, secretary

**Community Relations**  
Hirth, chair

**Communications/Happenings**  
McNab, chair, editor

**Financial**  
Steinwall, chair  
Ward, co-chair

**Legal**  
Chudiak, chair  
Hirth, co-chair

**Human Resources & Office Oversight**  
Steinwall  
Hirth

# T-Birds to gold tees, SSGC has it all

*Submitted by  
Lorne Martindale*

WHOO HOOO . . . The snowbirds have returned, and our Winter season has begun.

Our Second Season Golf Club is open and welcoming to anyone. All handicap levels are welcome. Meetings are held on the third Thursday of each month. We currently have about 120 members.

Our Kick-off tourney was delayed to December 4 due to water damage to the course. This four-man, two best net competition will be played from the blue, white, red, and gold tees.

The next big competition

will be our Calcutta Classic, a four-man scramble, was also weather-delayed until December 18.

While the competition itself may be exciting, the real excitement comes on the evening prior where teams are sold off to the highest bidder.

The bid price for the perceived best teams can rise quite high while other teams may sell for less money, but of course the payoff can be much greater. Fun, fun, fun (now that Daddy took the T-bird away).

A gathering to remember our good old friend, and member of SSGC, Jim Davis was held on November 18.

Good stories were shared, a few laughs, and some sadness. Jim was just one of those «great guys» and he is certainly missed.

One big change starting this season: Members can elect, at the beginning of the season, if they will play from the White, Red, or Gold Tees! The handicap will, of course, be determined by the tees they choose.

You don't have to play good golf to be a winner with SSGC, just show up! Grant Henderson won \$50 for just showing up at our meeting, and Dave Taylor won \$167.00 in our 50/50 draw.

How is your golf cart? Zero to Sixty in like, never?



*HOLE IN ONE? Nope, not with the photographer in the way, but these gentlemen were full of smiles while posing for the magazine's editor.*



# Quota Points Tourney this month, Dec. 18

*From the desk of*  
**Phil LaPierre**

The Tri Palms Men's Golf Club holds their monthly meeting on December 3, 10:00 a.m., in the

Clubhouse. Treasurer Barrie Smioth will payoff CERTS at 9:30 and Phil Mathews will sell raffle tickets at the same time.

The Special Event for the month will be a Quota Points Tournament on December 18. Assistant Special Event Director Steve Sander will run the event. Entry fee is \$10.00 payable in the parking lot prior to starting. This will be a two for one week, players will be in the regular play and Quota Points.

Rules are available on our website, [thetpmc.com](http://thetpmc.com). While on the website sign up for the monthly newsletter.

The TPMGC sponsors the next Guys & Dolls Tournament on January 9. Entry fee is \$25.00 for homeowners and renters with a monthly golf pass. All others will pay an additional \$25.00 for green fees. The entry fee includes lunch and prize money. Past President Marshall Pugh is in charge with the help of Adrian Leon and Mark Bennett.

Dues for the year are \$70.00, and remember, new members are always welcome. Come to the meeting and sign up then have fun with us every Thursday.

# Cactus Cats set to play Dec. 19

*Submitted by*  
**Barbara Bonk**

Welcome back to our returning members and greetings to other ladies who may be interested in our club. We draw our membership from the Par 3 and Regulation clubs, but we play on the Par 3 course, and we have away-play at several sister clubs here in the Valley.

Our next play date is Friday, December 19. Please sign up for play in the Caddy Shack, advance sign up is required. Check there for times, updates, and clarifications.

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## Women's Club golfers see sunny skies

Submitted by  
**Micki Goodman**

It was a wonderfully sunny day for Tri Palm Women's Golf Club opener this year November the 11.

Tournament Chair, Suzanne Scott (although slightly hindered by recent knee surgery) arranged all the pairings and was present to kick things off. She welcomed all the new members and introduced those playing to the group. We have seven new members, so far, this year and welcome any newcomers to join us for Tuesday morning golf.

Application forms are in the caddy shack, or you can contact any member and they will be happy to assist you in joining.

Wally Tecklenburg also advised that we have a Cactus Cats league and invited anyone interested to join. They play once a month here and then have



*The ladies of the TPWGC took a moment for a group photo just before heading out to the tee boxes.*

away games at the other clubs in the area. This is a fun group who, generally, play on par 3 courses.

Guys & Dolls is scheduled for November 21 and at this writing we have lots of entries and hope everyone came out for a fun day and a nice luncheon after. This is our profit generator for the year so we hope the 50/50

made everyone happy.

We also participate in the Desert League. This is a group of women from all the clubs around the desert that play golf at different clubs in the area on the second Tuesday of each month. Anyone with a GHIN handicap is welcome to join. Contact Micki Goodman, (206) 240-2250, and she

will be happy to get you started. Forms to join are also, at the caddy shack. This month's event was held at Cimarron Golf Club on the Boulder Course. Only a few of our girls were able to attend but Linda Baldwin placed third low gross and Micki Goodman placed third low net for our club.

## March Par 3 winners named

Submitted by  
**Barbara Grundy,**  
**President**  
**760-343-0247**

Please consider joining us for fun and fellowship on the course every Tuesday morning. Once the Century course reopens, play will be at 9:00 a.m.

Winners from our March windup tournaments are: Eclectic winners: Gail Aslin and Paula Copple; President's Cup: Karen Morgan and Linda Finkle. Fewest putts was won by Barbara Grundy.

In the Club Championship Karen Morgan was the winner with the runner up being Cheryl Fruno. Low Net

Over the Field is Gail Aslin.

Pin and Medal winners for November - Marylynn Laroche and Dodie Seebach. Now that the Century course is closed for major improvements our members will be joining the Regulation club on Tuesday mornings. We are playing a scramble each week.

We look forward to hosting Guys & Dolls on December 12, and our Christmas luncheon will be held December 4.

Our next Board Meeting is December 1, with our general meeting landing on Tuesday, December 9, at 1:30, in the Clubhouse.



# 5 vie for TPUOA positions; ballots in the mail

The ballots are in the mail for TPUOA's annual elections for board positions. The board consists of nine members with three positions up for election each year to a three-year term. The following candidate-supplied narratives are offered here as introduction and are also included in the mailed ballot package. The candidates are also asked to attend the December 13 General Meeting, 9:00 a.m., in the Clubhouse hall.

## BETH THOMAS HENDERSON

My goal in running for the Board of Directors is to bring 30+ years experience in varied Health Care venues from both Canadian/American Health Care systems (Kaiser/VA/Major University System/County Level/Major Disaster Response both Nationally and Internationally) to try to make some changes to the pools/clubhouse restroom/golf courses infrastructure that may allow greater access for those with mobility issues as well as assisting with Disaster Planning that may help prevent problems allowing residents to continue to be proactive instead of reactive.

In the 19 years I have been an owner here, I have met increasing numbers of residents who cannot access the pools or hot tubs due to mobility issues, and this is insane given that this is a 55+ community! 30+

Homeowners that I know of personally, who have been denied access for far too long. This item hits very close to home as my Spouse is a Combat Medic (US Army) who is a paraplegic and has severe mobility issues. His paralysis has always resolved (Thank God), but one day it may not and I want to be prepared for such a time.

## BRAD CHUDIAK

My first introduction to this TPE was in 1986 when my partner's parents, Joe and Betty Schmit, bought our first home. Since then, we have bought and sold two other properties. As Barristers and Solicitors, we owned and operated our law firm in Quesnel, BC. Since 1982, my practice areas have been corporate and commercial transactions, Real Estate, General Litigation, Personal Injury Litigation, Wills and Estates, and Family and Criminal Law. During my career, I have resolved my clients' issues through litigation, mediation, negotiation, and common sense. I have completed my first term on the board of directors for TPUOA and am seeking a second term to ensure that TPE remains a great place to live and enjoy the various amenities available in the Park.

## LAURIE HIRTH

I am currently serving as your President of the Tri Palm Unified Owners Association. I have gained immeasurable knowledge

and growth serving this community. I want to remain a servant of this community and continue keeping it safe. The growth I have seen in being on the Board and the camaraderie in this community is second to none. We have a great Board, and I look forward to continuing to be part of it with your vote.

## MAUREEN STEINWALL

I currently serve on the Finance Committee of the Tri Palm Unified Owners Association (TPUOA), where I've gained valuable experience with the association's financial procedures and day-to-day operations.

While my current role focuses on financial matters, I also bring extensive expertise in organizational leadership and management.

My academic background includes a PhD in Organizational Management, two master's degrees in business administration, and I am a retired Certified Public Accountant (CPA), licensed in Minnesota. Professionally, I've owned and managed a manufacturing company and taught graduate-level business courses.

I've been a seasonal resident of Tri Palms since 2013 and remain committed to contributing to the community in a broader and more meaningful way.

## MIKE MORRISSEY

My name is Mike Morrissey. My wife, Denise,

and I have lived here for 18 years and are full-time residents. We have five children, thirteen grandchildren, and six great-grandchildren.

After attending a small divinity college for three years I left and enlisted in the US Navy. There I studied electronics (the old days of slide rules and vacuum tubes) and computer theory. After graduating as a Cryptology Technician (Maintenance), I was assigned to the Naval Security Group. Due to personal domestic issues I did not re-enlist and rejoined civilian life.

As a civilian I worked for several computer technology companies first as a customer engineer (maintenance) and for thirty years as a programmer and programmer supervisor. I retired from IBM as a senior software engineer. All my working life I was a problem solver.

My retirement activities include golfing, assembling and repairing golf clubs, hiking, reading, coding computer programs for personal use, studying ancient methods for solving mathematical problems, and cooking. I am currently the handicap director of the Tri Palm Men's Golf Club.

If elected I promise to work with my fellow board members to make our community the best place it can be. I urge everyone to exercise their voting privilege.



## Tuesday is for bingo, fun

New things at bingo on Tuesday nights, new equipment, new bingo callers, and new faces.

Bingo Queen (Rita) and her assistants have done a splendid job kicking off the season. Where \$10 will get you one of everything and the payouts are great. The

restaurant is open so come early and dine. More players mean bigger pots.

So bring yourself and friends to the clubhouse on Tuesday nights and have a good time. Sales start at 6PM and the game starts at 7pm. Hope to see you there!

## Welcome to all our furry friends

Furry friends are invited to meet and greet at any time, don't forget to bring your parents. Be sure to check the Happenings calendar and our Nextdoor group, TPDC, for dates of meetings and other events. Parents, come and share food, win prizes from

the raffles, the best being the 50/50 drawing. This will bring the lucky parent money to buy you treats and toys!

Where are we going? Tri-Palms Dog Park where Tucumcari and Pacheta Square meet in the Family Section.

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## More netters arriving daily

Submitted by  
**Brad Pollock**

Greetings Everyone! We are on the precipice of yet another season when adventurous, sport-loving, sun-seeking travelers will be heading south to enjoy all the activities that await us all upon our arrival.

Those full timers who make Tri Palm Estates their home are waiting anxiously in anticipation to welcome us all back again for another fun filled season. Whether it's golf, tennis,

swimming, pickleball, shuffleboard, bingo, or dancing on the patio to live music, there's something for everyone.

For those of you who enjoy the game of tennis, the courts are available Mondays, Wednesdays, and Fridays from 8-12, organized tennis just might be your piece of Tri Palm heaven. It's only \$10 to join and all skill levels are welcome. So come on out and join us for great comradery, exercise, and fun in the sun.

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# Holiday plans slated for Social Council

*Submitted by*  
**Judy Kreuger, President**

This season got off to a wonderful start with a great Thanksgiving Dinner Dance. Thanks to Patti Vandewall and Corrine Smith, and all the other enthusiastic hostesses for making this a successful event.

Events in December: Social Council members will decorate the hall for Christmas on Thursday, December 4 at 9:00 a.m., following that, at 10:00, will be the monthly Social Council meeting. Everyone is welcome to join us and provide input and support for the club.

The following Monday, December 8, is the golf cart parade. The golf cart

participants will meet in the back parking lot at 4:00 pm. Judging will begin for the carts in four categories: creative Christmas theme, quirky cart, original theme and best costume and cart theme.

The judges will finalize their choices and when completed at 5:00 we will head out in a parade on the cart paths. The carts will begin on hole 1 on Century course and follow the path through to hole 9 where they will cross the road and head down hole 1 on the Millennium course. The carts continue to hole 5 and then come back to 13 and continue to 18 and then to the Clubhouse. Owners along the route have routinely supported

the parade by setting up refreshments stands, which is greatly appreciated by the parade participants.

Of special importance, the Disaster Preparedness Committee has arranged for four young Marines from 29 Palms to meet us at the Clubhouse. They will be waiting to pick up the Toys for Tots and all parade participants are encouraged to bring a toy to support this worthy event. There will be free pizza for all parade participants, which is generously provided by the Tri Palm restaurant. The bar will be open for parade participants to purchase the beverages of their choice.

Then on to the New Years Eve dance from 7:00 to 10:00 pm. Tickets

will be available at the December 13 TPUOA meeting. The program will be the same as last year's, which was well received, where no main meal will be served although there will be a dessert buffet and champagne. At 9 pm we will celebrate a New York New Year's Eve. Music will be provided by DJ Chris Stockman. Please remember there will be a \$100 wine corkage fee.

The coming up in January 8 we will take down the holiday decorations prior to the 10:00 a.m. Social Council monthly meeting. And of course, don't forget the January 24 Western Dinner Dance at the clubhouse from 5-9:00 p.m.

# Holiday Craft Fair is December 6

*Submitted by*  
**Pam Horton, Secretary**

Have you heard about all the excitement going on at the Tri Palm Women's Club luncheons? In October, Dora Olea, Angela Brenes and Pat Lenhardt faced off in the grand finale of the "Paper Foot Race." With an exciting finish the Grand Champion was Pat Lenhardt. In November we had horse racing, the results will be published next month. The variety of hats and fascinators worn to the

races brighten up the whole room.

This month will feature the 'Prince of Palm Springs' Fleet Easton with Christmas music. Fleet is always exciting and fun making this an enchanting event. If you have not heard from him, please join us, you will be amazed.

There is still time to plan to attend the Holiday Craft Fair on December 6 in the ballroom. It is extra time to do some Christmas shopping and pick up some homemade goodies at the

Women's Club Bake Sale table. If you are one of our extraordinary bakers, please bring your goodies at about 8:30 a.m. so that they can be priced. Oh, when you are coming in you can also drop off your unwrapped toy in the Marine "Toys for Tots" boxes in the lobby. To make reservations for the December luncheon, to do so simply reply to the email invitation, send an email to [sandytung06@outlook.com](mailto:sandytung06@outlook.com), you can also phone (951) 257-8292 leaving your name and number, or, call

Margie Tellkamp.

If you find that you cannot come, please cancel your reservation so that someone else can attend. Doors open at 11:00, the program starts at 11:30, and lunch is served at 12:00. The cost is still \$18.00 for members and \$20.00 for non-members.

All ladies are welcome at our luncheons on the third Thursday of every month.

Better yet why not join us and participate in all the planning, fun, and friends. Dues are still \$15.00 per year, April through March.



*Homeowners and guests have quite a stir around the Clubhouse this summer, and now the fall, with live music on the patio Wednesdays and Fridays along with entertainment, food and dancing organized by the Social Club.*

## Hand & Foot cards Mondays, Fridays

The Hand and Foot Club is meeting to play cards every Monday and Thursday, 6pm to approximately 6:45pm in the clubhouse library room and all are welcome. Anyone interested in playing can just show up

at 5:45pm. This fun card game can be learned the first time that you attend as it is easy to learn. There is no cost to playing. For additional information, please contact Vickie, (909) 576-2751, or Linda at (818) 812-0646.

# Pickleball: Just do it, for the fun

*Submitted by  
Linda Mockford,  
Communications*

It's December already!

Time goes by so fast

I've heard that saying all my life and didn't believe it when I was younger, but I sure do now. To have some balance in my life I joined pickleball and get outside regularly to play and socialize with other members of our community. I try to follow Nike's saying, "Just do it!"

If you only feel like coming out for a few games, no problem. Thanks to one of our members, we have a new software program that will allow you to join play and stop when you've had enough. We are planning our first "just for fun" tournament on Friday afternoon, December 12. More details to come.

My youngest son has been playing the sport a lot in the last few months. I think he might be addicted. He sent me a photo of himself wearing eye protection someone loaned him.

Pickleball is a fun and fast-paced sport, but as with any sport, it's not without its risks. People do injure their eyes playing pickle ball. Getting hit by a ball is the most common, hit by a paddle or from a fall are also causes.

Currently there isn't a mandate in the rule book requiring players to wear protective eyewear. Though many top pros are choosing to wear them for added safety.

We have eye protection glasses for sale at the courts for under \$10. Wearing protective eyewear is recommended to keep your eyes safe and sound on the courts.

I know what I'm buying my son for Christmas.

December's events will be posted on our website, [www.Tripalmpb.com](http://www.Tripalmpb.com), and at the courts. If you have any questions, simply email us, [tripalmpb@gmail.com](mailto:tripalmpb@gmail.com).

I want to wish you a Merry Christmas, Happy Holidays and all the best in the New Year!

**[www.TPUOA.net](http://www.TPUOA.net)**



# Shufflers to host District tourney, Dec. 8-10

Submitted by  
**Linda May**

After the usual quiet summer season, the shuffleboard courts are once again bustling with activity. Over the summer and continuing into fall, the maintenance crews are doing repairs to upgrade the sunshades covers over the ends of the courts. This will make it more comfortable for players at both ends of the courts.

Shuffling is a low impact sport with a place for

everyone. Play consists of three levels: recreational (Tri Palm Shufflers), social competition (Desert Shufflers), and district competition (Hi Ten). Club dues are only \$20.00 and offer eligibility to participate in all levels of play, including local and district tournaments. No matter what level one chooses to play, shuffling is a fun sport requiring light-physical ability with recreational, social, and competitive fulfillment for all. All residents of Tri Palm

and guests are welcome and encouraged to participate. Play is every Monday, Tuesday, and Friday at 8:45 and at 12:45 on Saturday.

The courts are located off the main clubhouse swimming pool. Look for the yellow sign and come join us, instructions are provided by club members for new players. Our Desert Shufflers and both Hi Ten teams have been out to test their skills against those in other parks! This is a great time to renew acquaintances from other clubs and tournaments.

In addition to local club play, December will see Tri Palm shufflers players participate in the Men's and Women's Singles District tournament which will be hosted by Tri Palm. Players from up to 10 clubs will compete between December 8 and 10 right here at Tri Palm Estates. We are looking forward to an awesome tournament and wish the best of luck to all our players.

So, come get involved! Lots of fun activities! Shuffleboard has fun and excitement for everyone.

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# 2026 assessments explained; new fines adopted

Submitted by  
**TPUOA Finance  
Committee**

It's time once again to review our annual expenses and determine each lot owner's fair share assessment. For 2026, the assessment will be \$184, just \$1 increase per month. This adjustment is primarily due to a significant rise in insurance premiums, largely influenced by the California wildfires. Our breakeven budget is posted on our website. As a reminder, you can obtain copies of the board meeting minutes, fines schedules, collection policies, and the budget on our website (<https://tpuoa.net>) or by asking the office staff.

## FINANCIAL FOOTNOTES

To help manage costs, we've introduced an electronic invoice system and offer online payment options for added convenience. Invoices will be emailed to owners who have opted-in to digital communications. If you've provided an email but opted out, this may have been unintentional—please contact the office to update your preferences. If we don't have your email or you've opted out, your invoice will be mailed. Assessments are due on receipt and must be paid by January 31.

Each homeowner's contribution supports vital services that benefit

our entire community, including: security personnel to help deter and investigate illegal activity; compliance staff who uphold property standards, protecting home values; office staff who assist with deed transfers and 55+ certification, which may qualify you for insurance discounts; coordination with TPE to ensure recreational facilities remain accessible and well-maintained; and, support for the Happenings magazine, keeping residents informed and connected.

The Board takes its collection responsibilities seriously. Currently, 4.4% of our owners are involved in lien procedures. We hope to reduce this number to zero

through continued outreach and support.

We're also updating our compliance policy and fines schedule to reflect AB130, which limits fines for Common Interest Developments (CIDs). However, our legal counsel has confirmed that TPUOA is not classified as a CID under California law, as we do not own or maintain common areas for member use. Recreational facilities are managed by Kort & Scott Management Group, Inc.; therefore, our fines schedule will not follow the new California law (AB130) effective July 1, 2025.

Thank you for your continued support. If you have any questions, please don't hesitate to reach out.

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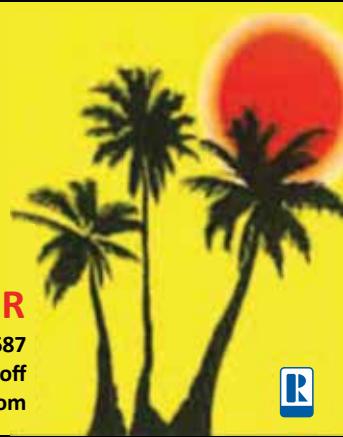
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**ONLINE**

**Happenings** TRI PALM ESTATES & COUNTRY CLUB

Just click on the **HAPPENINGS** tab for important TPUOA information and your most recent Happenings magazine, and a library of past editions.

A thumbnail image of the Happenings magazine cover, showing a group of people at an outdoor event.

A thumbnail image of the Happenings magazine cover, showing a group of people at an outdoor event.

**www.TPUOA.net**

# Tri Palm Estates Country Club Directory



**From the Editor —** To make changes to your listing on this directory please email the editor, amcnab.tpuoa@gmail.com; the TPUOA, tpuoa.tpe@gmail.com or drop them off at the office.

## GOLF CLUBS

Cactus Cats	Barbara Grundy	760-343-0247	barbara_grundy@yahoo.com
Men's Par 3 Golf Club	Bob Grundy	760-343-0247	barbara_grundy@yahoo.com
SSGC Men's Golf Club	Mike Hill	760-895-7366	mhill66@verizon.net
Tri Palm Men's Golf Club	Phil LaPierre	760-343-3309	pklap@de.rr.com
Tri Palm Par 3 Ladies Golf Club	Barbara Grundy	760-343-0247	barbara_grundy@yahoo.com
Tri Palm Women's Golf Club	Jill Anderson	604-817-2811	
	Micki Goodman, VP	206-240-2250	mikebandmickig@gmail.com
Just for Fun Golf	Bonnie Dow	604-218-5477	justforgolf23@gmail.com
	Laureen McKnight	306-536-7475	

## CLUBS & ACTIVITIES

		Nerys Hughes	
Bingo	Rita Coleman	760 343-5667	
COP (Citizens on Patrol)	Mark Jacobson	760-565-9135	tripalmcop@gmail.com
Cribbage	Dave Blackshaw	360-746-5290	
Disaster Preparedness	Ruth Dearden	760-275-6507	tpdisasterprep@gmail.com
Duplicate Bridge	Tom Wagner	208-420-4467	darwagnerco@gmail.com
Line Dancing	Corinne Smith	760-636-1645	bcsmith73281@gmail.com
Mexican Train	Shirley Ireton	760-684-4788	swedesai@aol.com
Neighborhood Watch	Sandi Romero	213-948-3585	mama@mamasmergingmarkets.com
Needle Craft	Pat Hammond	760-343-3606	patncat1000@yahoo.com
Pickleball	Marty Vincent	250-910-0617	
Hand & Foot	Vickie Colony	906-576-2751	
	Linda Sodoma	818-812-0646	
Tri Palm Dog Club	Duke Graham	760-766-6301	dukeminot@gmail.com
Tri Palm Community Church	Ken, Kay Palmer	760-473-7019	
Shuffleboard	David Guerrero	818-825-9028	davidanthony50@aol.com
	Nerys Hughes	760-636-1647	nhughes@shaw.ca
Social Council	Judy Kreuger	778-846-2401	jakreuger1@icloud.com
Stained Glass	Hal Stevens	970-749-4152	
Tennis Social Club	Brad Pollock	250-217-5310	dynamobc@shaw.ca
Tri Palm Women's Club	Sandy Tung	760-285-1694	sandycelt@me.com
Tri Palm Bowling League	Meg Mott	360-270-0940	meg.mott26@gmail.com
Water Exercise	Meg Mott	360-270-0940	meg.mott26@gmail.com



# December



SUN	MON	TUES	WED	THURS	FRI	SAT
	1 Tennis, 8a-noon Needle Craft, 10-noon, Lib. Shuffleboard, 8:45a. Water Exercise, 9a. Line Dancing, 3-4:30 Hand/Foot, 6-9p.	2 Water Exercise, 9a. Pickleball, 8-noon Shuffleboard, 8:45a. Book Club, 4p, Lib. Bingo, 6p. Dup. Bridge, 6-9p, Lib.	3 Tennis, 8a-noon Water Exercise, 9a. Mexican Train, 1p, Lib. Dup. Bridge, 6-9p, Lib.	4 Water Exercise, 9a. Pickleball, 8-noon Social Council, 10a. Hand/Foot, 6-9p.	5 Tennis, 8a-noon Shuffleboard, 8:45a.	6 Water Exercise, 9a. Pickleball, 8-noon Shuffleboard, 12:45p
7 Church Ser, 11a. Pickleball, 8-noon	8 Tennis, 8a-noon Needle Craft, 10-noon, Lib. Shuffleboard, 8:45a. Water Exercise, 9a. Line Dancing, 3-4:30 Golf Cart Parade, 5p. Hand/Foot, 6-9p.	9 Water Exercise, 9a. Shuffleboard, 8:45a. Pickleball, 8-noon Line Dancing, 3-4p. Book Club, 4p, Library Bingo, 6p. Dup. Bridge, 6-9p, Lib.	10 Tennis, 8a-noon Water Exercise, 9a. TPUOA Bd, 9a. Mexican Train, 1p, Lib. Bowling, 1p, Club. Ballroom Dance Classes, 4-5p.	11 Water Exercise, 9a. Pickleball, 8-noon Hand/Foot, 6-9p.	12 Tennis, 8a-noon Shuffleboard, 8:45a. Water Exercise, 9a.	13 Water Exercise, 9a. Pickleball, 8-noon TPUOA Gen. Meeting, 9a, Club Shuffleboard, 12:45p.
14 Church Ser, 11a. Pickleball, 8-noon	15 Tennis, 8a-noon Needle Craft, 10-noon, Lib. Water Exercise, 9a. Line Dancing, 3-4:30 Hand/Foot, 6-9p.	16 Shuffleboard, 8:45a. Water Exercise, 9a. Pickleball, 8-noon Book Club, 4p, Lib. Bingo, 6p. Dup. Bridge, 6-9p, Lib.	17 Tennis, 8a-noon Water Exercise, 9a. Mexican Train, 1p, Lib. Bowling, 1p. Ballroom Dance Classes, 4-5p. Meet Your Board Members, 4p, Lib. Dup. Bridge, 6-9p, Lib.	18	19 Guys & Dolls Golf Tennis, 8a-noon Shuffleboard, 8:45a. Water Exercise, 9a Dinner Dance, 5p.	20 Water Exercise, 9a. Pickleball, 8-noon Shuffleboard, 12:45p.
21 Church Ser, 11a. Pickleball, 8-noon Dog Park Mtg, 3p.	22 Tennis, 8a-noon Needle Craft, 10-noon, Lib. Water Exercise, 9a. Hand/Foot, 6-9p.	23 Shuffleboard, 8:45a. Water Exercise, 9a. Pickleball, 8-noon Book Club, 4p, Library Bingo, 6p. Dup. Bridge, 6-9p, Lib.	24 Tennis, 8a-noon Water Exercise, 9a. Mexican Train, 1p, Lib. Bowling, 1p. Dup. Bridge, 6-9p, Lib.	25 Merry Christmas!	26 Tennis, 8a-noon Shuffleboard, 8:45a. Water Exercise, 9a.	27 Tennis, 8a-noon Water Exercise, 9a. Mexican Train, 1p, Lib Dup. Bridge, 6-9p, Lib.
28 Water Exercise, 9a. Pickleball, 8-noon Yappy Hour, 2-5p, TP Dog Pk Hand/Foot, 6-9p.	29 Shuffleboard, 12:45p. Water Exercise, 9a. Pickleball, 8-noon	30 Shuffleboard, 8:45a. Water Exercise, 9a. Pickleball, 8-noon Book Club, 4p, Library Bingo, 6p. Dup. Bridge, 6-9p, Lib.	31 Happy New Year! Tennis, 8a-noon Water Exercise, 9a. Mexican Train, 1p, Lib. Bowling, 1p. NYE Party/Dance Clubhouse Dup. Bridge, 6-9p, Lib.	<p><i>NOTE: Happenings wants to include your social activities each month. All requests must be received by the 15th of each month, along with any corrections to regularly scheduled events. Simply email them to the editor, amcnab.tpuoa@gmail.com.</i></p>		

