

Garden Estates Newsletter

THIRD EDITION

JULY 2020

Welcome to the third edition of the 2020 Garden Estates Maintenance Association (GEMA) newsletter. This newsletter is meant to give you the latest and greatest news and information from the recent Homeowner Association meeting. This newsletter contains information from the July 2020 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [July Board Meeting](#) – Directors attending the July 14, 2020 meeting were Steve Corea (President), Ron Gravell (Treasurer), and Katherine Williams (Vice President). Lee Schneider (Secretary) was not able to attend the meeting. Steve ran the meeting. This meeting was held via teleconference.
- [Financial Review](#) – Ron Gravell, Treasurer, provided the financial update. The table below is a summary of the financial report. The 2021 draft Reserve Study was reviewed. With some minor changes requested to the study, the Reserve Study was approved by the Board. The Reserve Study is used as input into the 2021 association budget.

Financials as of 5/31/2020			
Assets		Liabilities & Equity	
Total Operating Assets	\$55,019.50	Total Liabilities	\$4,936.30
Total Reserve Assets	\$653,186.24	Total Reserves	\$651,000.76
Total Other Assets	\$1,120.88	Total Equity	\$53,389.56
Total Assets	\$709,326.62	Total Liabilities & Equity	\$709,326.62

SECTION 2 HOMEOWNER FORUM

- There were numerous items discussed during the Homeowner forum. The items are as follows:
 - ✓ Security cameras that are installed on one's home should not be directed towards a neighbor's home, patio, etc.
 - ✓ Recently, lights on the "black poles" were replaced in the alleyways of the association. The new lights are plastic and LED based. In some cases, the black poles themselves are damaged (i.e. backed into by cars) and should be replaced. A review of the light bid will be done to validate if the damaged black poles were to have been replaced as well.
 - ✓ The paint is bubbling and is starting to look "shabby" on the garage doors (the doors that one drives their car thru) on the South side of the association. The Board will start to consider replacement garage doors at future Board meetings. It should be noted that the garage doors on the south side of the association have been painted numerous time with the same result...bubbling paint.
 - ✓ It was brought to the attention of the Board that one homeowner is having noise issues with a neighbor.

Cardinal Property Management will send the neighbor a letter regarding the noise concern.

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – The Landscape committee has been practicing social distancing during their walk-thru and submitted the following update:
 - ✓ The Weather Trak (the weather based irrigation controllers) system is working as expected.
 - ✓ Weed control continues to be an issue since Roundup is no longer being used within the association.
 - ✓ A proposal is being sought for plants along the (shared) fence line throughout the association.
 - ✓ It was mentioned that near the foundation of the association homes, the sprinklers are starting to undermine the ground. Replacing these sprinklers (near the foundation) with a drip irrigation system will be investigated and reviewed at the July 14, 2020 Board meeting.
 - ✓ It was noticed that the walkways leading up to the front door on some of the homes facing the "loop" (East Yale Loop) have become overgrown. During an upcoming walk-thru, this issue will be reviewed and discussed at the September 8, 2020 Board meeting.

SECTION 4 NEW BUSINESS

- Annual Election – A quorum of ballots was not returned (30 of the 49 needed ballots were returned) to hold the annual election. The second call will be held at the September 8, 2020 meeting.
- Exterior Lighting – A discussion took place regarding the exterior lighting throughout the association. Most of the lights on homeowner porches, patios, and attached to the exterior walls of the garages are from when the builder completed the association 37 years ago. The original lights are in "rough shape" and should be replaced. A pilot/test is underway to replace the existing builder grade lights with new, LED, black metallic lights throughout our association. Woodbridge Village Association has already given written approval of the new light choice. The house number lights (the house number lights attached to the garage) are also being considered for replacement. In some cases, they no longer work and/or have rusted out. This discussion will continue at the September 8, 2020 Board meeting.
- Miscellaneous Expenditures – The Board reviewed and approved expenditures that included gate and siding repairs.

SECTION 5 REMINDERS

- The Next Association Meeting – The next Garden Estates Maintenance Association meeting **will be held on September 8, 2020** (6:30PM via Teleconference. Check the association website for the agenda and call-in details.)
- The GEMA Website – <http://www.myhoa.com/gardenestates/>