

Garden Estates Newsletter

SECOND EDITION

MAY 2020

Welcome to the second 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 May 2020 Board meeting.

CONTENTS

Section 1 Standard Parts of Each Monthly Meeting.....	1
Section 2 Homeowner Forum.....	1
Section 3 Committee Reports	1
Section 4 New Business	2
Section 5 Reminders.....	2

SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [May Board Meeting](#) – Directors attending the May 19, 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 2019 draft financial audit was approved. The 2021 draft Reserve Study will be reviewed at the July 14, 2020 Board meeting. The Reserve Study is used as input into the 2021 association budget.

Financials as of 3/31/2020			
Assets		Liabilities & Equity	
Total Operating Assets	\$65,543.35	Total Liabilities	\$8,656.30
Total Reserve Assets	\$638,817.18	Total Reserves	\$644,441.70
Total Other Assets	\$1,160.04	Total Equity	\$52,422.57
Total Assets	\$705,520.57	Total Liabilities & Equity	\$705,520.57

SECTION 2 HOMEOWNER FORUM

- The existing exterior wall-mounted lights, (most of these lights have a faded green color), are 40 years old and were originally installed by the builder throughout our association. A pilot/test is underway to replace the existing wall-mounted lights with new wall-mounted, LED, black metallic lights throughout our association. Woodbridge Village Association has already given written approval of the new light choice. The cost for both light replacement and installation will come out of the reserve budget. This item will be reviewed at the July 14, 2020 board meeting.
- The No Parking signs throughout the association have faded and have become hard to read. Replacement signs have been ordered and will be installed over the coming months.

SECTION 3 COMMITTEE REPORTS

- [Landscape Committee](#) – The Landscape committee has been practicing social distancing on their walk-

thru and submitted the following update:

- ✓ May planting has been completed.
- ✓ All of the turf will be fertilized by the end of May.
- ✓ The Weather Trak (the weather based irrigation controllers) system was recently upgraded.
- ✓ Las Flores (the association's gardener) initiated an audit in conjunction with Irvine Ranch Water District. Some minor changes were made as a result of the audit. The big bonus of the audit is that the association qualified for a rebate of \$7,770.00 from the Metropolitan Water District.
- ✓ Planting will be replaced along the south side of the association due to damage occurring during the installation of a shared (with another association) fence.
- ✓ During the recent heat wave, some of the plants have died. These plants will be replaced in the coming month at a cost of \$900.00 which was approved by the Board.
- ✓ 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.

SECTION 4 NEW BUSINESS

- Black Pole Lights – A proposal was reviewed (and approved) to replace the black pole lights that line the alleyways in the association. The existing black pole lights have started to deteriorate (rust out). The replacement lights will be aesthetically pleasing as well as LED based (reduced operating cost). The replacement cost will come from the reserve budget.

SECTION 5 REMINDERS

- The Next Association Meeting – The next Garden Estates Maintenance Association meeting **will be held on July 14, 2020** (6:30PM via Teleconference. Check the association website for the agenda and call-in details.)
- The GEMA Website – <http://www.myhoa.com/gardenestates/>