

Garden Estates Newsletter

FIRST EDITION

FEBRUARY 2021

Welcome to the first edition of the 2021 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 February 2021 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [February Board Meeting](#) – Directors attending the February 9, 2021 meeting were Steve Corea (President), Ron Gravell (Treasurer), and Lee Schneider (Secretary). Katherine Williams (Vice President) 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.

Financials as of 12/31/2020			
Assets		Liabilities & Equity	
Total Operating Assets	\$58,127.49	Total Liabilities	\$15,283.80
Total Reserve Assets	\$700,417.68	Total Reserves	\$698,682.20
Total Other Assets	\$482.63	Total Equity	\$45,061.80
Total Assets	\$759,027.80	Total Liabilities & Equity	\$759,027.80

SECTION 2 HOMEOWNER FORUM

- There were three items discussed during the Homeowner forum. The items were as follows:
 - ✓ A homeowner mentioned that they noticed that a number of rain gutters were clogged to the point that weeds were growing out of the rain gutters. Cleaning of the rain gutters is a homeowner responsibility. All homeowners are encouraged to check their rain gutters for debris.
 - ✓ 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 has started to consider replacement garage doors. It should be noted that the garage doors on the south side of the association have been painted numerous times with the same result...bubbling paint. The first step is to identify new paint colors for the association (with the assistance of a Color Consulting Service), have those colors approved by Woodbridge Village Association, and finally, have the new garage doors powder coated in the approved color(s).
 - ✓ A homeowner mentioned that a previous homeowner and Board member, Larry Chapman passed away on January 15, 2021 from COVID-19 related pneumonia.

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – The following updates were provided:
 - ✓ Tree trimming of the association's 206 trees will commence in March 2021. The trees will be trimmed to the Arborists ANSI A300 pruning standards.
 - ✓ The Board approved a bid from Las Flores (the association's Landscaper) to thin and trim the landscape throughout the association. The bid includes 198 man hours at a cost of \$37.00 per unit.

SECTION 4 NEW BUSINESS

- 2021 Meeting Dates – If/when in person Board meetings resume, the 4th Tuesday of the month will be the associations new meeting day.
- Miscellaneous Expenditures – The Board reviewed and approved expenditures that included roof tile repairs, dry rot repairs, and main water line (from street to home) repair reimbursement.

SECTION 5 REMINDERS

- The Next Association Meeting – The next Garden Estates Maintenance Association meeting **will be held on April 20, 2021** (6:30PM via Teleconference. Check the association website for the agenda and call-in details.)
- The GEMA Website – <http://www.myhoa.com/gardenestates/>