

Garden Estates Newsletter

FOURTH EDITION

APRIL, 2015

Welcome to the fourth edition of the 2015 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 meetings. This newsletter contains information from the April Board meeting. Thanks.

CONTENTS

Section 1 Standard Parts of Each Monthly Meeting	1
Section 2 New Business.....	1
Section 3 Reminders.....	2

SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [April Board Meeting](#) – Directors attending the April 14th meeting were: Katherine Williams (President), Jonathan Burke (Vice President), Steve Corea (Treasurer), and Lee Schneider (Secretary). Fifi Chao (Member at Large) was not able to attend. Katherine ran the meeting.
- [Financial Review](#) – Steve Corea, Treasurer, provided the financial update. Below is a summary of the 5 page financial report.

Financials as of 02/28/2015			
Assets		Liabilities & Equity	
Total Operating Assets	\$68,077.30	Total Liabilities	\$12,255.16
Total Reserve Assets	\$583,308.85	Total Reserves	\$596,430.33
Total Other Assets	\$15,138.53	Total Equity	\$57,839.19
Total Assets	\$666,524.68	Total Liabilities & Equity	\$666,524.68
Income			
Total Income	\$71,949.30		
Current Year to Date Surplus	\$4,458.30		

- [Homeowner Forum](#) – Two homeowners mentioned the recent increase in rat activity (i.e. intrusion into homes) in the association. In both cases, rats had made their way into the homeowners' attics. The association's exterminator will be asked to check to ensure that the exterior bait boxes have been replenished. It is asked that homeowners please do not attract rats by leaving pet food or bird feeders on their patios/backyards, trim back any trees from touching the buildings/roofs, and ensure that vents (i.e. dryer) have caps on them. Free information on combating rats can be found at the Orange County Vector website – <http://www.ocvcd.org>

SECTION 2 NEW BUSINESS

- [Wood Shingle/Siding Proposals](#) – There are 6 homes where the original builder used some or all wood shingle/siding on the homes' exterior. Due to the deteriorating condition of the wood shingle/siding, the board is currently investigating the cost to replace the wood shingle/siding. The bids were received and

two vendors responded with both Hardie Board Siding and Stucco alternatives. The bid responses span from \$100K to \$142K. (The funding for this work would come out of Reserves). The two bidders presented their alternatives at the April board meeting. The vendors discussed the products' warranty, their labor warranty, and the need for pulling permits. Each vendor provided references along with how long each had been in business. The vendors discussed that they did not use subs, what their scope of construction work was (i.e. did not do roofs or landscaping), and that a project manager, along with a full time (English speaking) foreman, would be assigned to our project. The vendors informed the board that Hardie Board could be ordered pre-primed, along with being pre-finished. The vendors also mentioned "tricks of the trade" when dealing with Hardie Board, like coloring the caulk so that the caulk would match the color of the paint. What was not included in the vendors' bid responses was any repair work that might need to be done once the existing wooden shingles and insulation was removed. Both vendors did mention up front that as much care that is given to plants/bushes (i.e. covering plants/bushes) near the exterior building walls to be worked on, there is going to be plant/bush damage. The cost for pulling permits is being investigated, the vendor references are being reviewed, and ultimately the GEMA attorney would review the contract. Further updates will be provided as they become available.

- California Drought – Much has been written about the California drought and Governor Brown's Executive Order of April 1, 2015 to reduce the state's water consumption by 25%. On April 7, 2015, that State Water Resources Control Board issued a proposed framework for meeting the state's mandated 25% water reduction. The framework provides for savings requirements that differ from one water agency to another. The initial proposed water savings requirement for Irvine Ranch Water District (IRWD) is 20%. IRWD is working to define how these savings can be accomplished and what this will mean to IRWD customers. The State Water Resource Control board released a revised framework change on April 18, 2015, with final regulations to be adopted on May 5, 2015. The final regulations are expected to go into effect on June 1, 2015. The revised framework (released on April 18, 2015) imposes an updated water savings requirement of 16% (down from the original 20%) for IRWD. On April 15th, the Municipal Water Agency of Orange County, (the agency that distributes water to Orange County water agencies), voted to implement a reduction in the sale of imported water by 25%. This change means that IRWD will have its total water supply reduced by 3% to 5%. (As an aside, since July of 2014, IRWD residential customers have reduced their water use by 28% from 96 gallons per person per day in July 2014 to 69 gallons per person per day in January 2015.) Clearly, the state's water reduction mandate will have an impact on the GEMA HOA. To what extent, it is yet unknown. It should be mentioned that since the inception of the GEMA HOA, the HOA has always used recycled water for its landscape irrigation.

To follow IRWD's web updates, please see this link:

<http://irwd.com/liquid-news/the-governor-asks-california-to-reduce-water-use-by-25>

SECTION 3 REMINDERS

- The Next Association Meeting – The Garden Estates Maintenance Association meetings will be held on the second Tuesday of every month. This means that the next association meeting will be held on May 11, 2015 (6:30PM, 31 Creek Road). Please attend if you can. We hope to see you there.
- The GEMA Website – The Garden Estates Maintenance Association website can be found at <http://www.myhoa.com/gardenestates/>