

# Garden Estates Newsletter

THIRD EDITION

APRIL 2016

Welcome to the third edition of the 2016 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 2016 Board meeting.

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## SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [April Board Meeting](#) – Directors attending the April 12, 2016 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 the meeting. Katherine ran the meeting.
- [Financial Review](#) – Steve Corea, Treasurer, provided the financial update. Below is a summary of the 5 page financial report.

<b>Financials as of 2/29/2016</b>			
<b>Assets</b>		<b>Liabilities &amp; Equity</b>	
Total Operating Assets	\$79,663.09	Total Liabilities	\$9,347.96
Total Reserve Assets	\$576,824.84	Total Reserves	\$582,429.36
Total Other Assets	\$18,178.37	Total Equity	\$82,888.98
Total Assets	\$674,666.30	Total Liabilities & Equity	\$674,666.30
<b>Income</b>			
Total Income	\$71,885.39		
Current Year to Date Surplus	\$9,778.54		

## SECTION 2 COMMITTEE REPORTS

- [Architectural Committee](#) – The Board is asking if anyone in the Association would like to be on the Architectural Committee. Some background in this field would be a requirement. If interested, please contact Cardinal Property Management (714-779-1300).
- [Landscape Committee](#) – There was no landscape committee report but there will be a report at the May association meeting (as the committee will be walking the association property the weekend of April 16). The association's attorney (Dirk Petchul) has completed the binder documenting the landscaping/planting around each homeowner's home. (This is known as the Common Area Covenant.) The completed binder will be validated by walking the association and confirming that the contents of the binder match what is actually at each homeowner's home. The Board vote on the Common Area Covenant will be delayed until the May meeting. There was also a brief discussion regarding the current landscaper (Las Flores). It appears that they have been a little less vigilant in the upkeep of the association property. It was noted

that some of the trees had not been trimmed (as contracted), that some areas had not been re-planted (as requested), and some grass areas could use a little more (recycled) water. Las Flores would be contacted regarding some of the oversights.

### SECTION 3 OLD BUSINESS

- Street Paving – Three proposals were received to repave the streets in the association. The process involves removing 1.5" of the existing asphalt, laying new asphalt, allowing the new asphalt to settle/harden/dry, apply a seal coat to the new asphalt, and then stripe (with paint) the parking areas. With proper maintenance, this work is expected to last about 25 years. The funding for this work will come out of the reserve budget. The asphalt replacement is expected to cost approximately \$132,000 compared to a reserve balance of \$250,000. It is expected that this work will take place during the summer months and will avoid trash pickup day. A rep from Ben's Asphalt came to the April meeting to clarify his 3 proposals and answer any questions the Board might have had. Ben's is going to validate the existing asphalt depth and make any final adjustments to the proposal.

### SECTION 4 NEW BUSINESS

- Shared Fence Replacement – A little background...some of GEMA's fences are shared with other HOAs or with individual homeowners (not in an HOA). As these shared fences need repair, GEMA attempts to make contact with the HOA or homeowner to negotiate repair costs. GEMA has established a minimum standard for repair materials to extend the fence's life. Normally, the repair costs are split 50/50 with the HOA or homeowner. A non-HOA homeowner has approached GEMA on the replacement of a shared fence. GEMA's portion of the repair would be \$1,075. The Board approved this expense.
- House Numbers - It was noticed that the recent painting of the house numbers on the curb (that faces East Yale Loop) contained some errors. The vendor that did the work will be contacted to make the necessary corrections.

### SECTION 5 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 10, 2016 (6:30PM, 31 Creek Road).
- The GEMA Website – The Garden Estates Maintenance Association website can be found at <http://www.myhoa.com/gardenestates/>