

Garden Estates Newsletter

FOURTH EDITION

APRIL 2017

Welcome to the fourth edition of the 2017 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 April 2017 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [April Board Meeting](#) – Directors attending the April 11, 2017 meeting were: Katherine Williams (President), Steve Corea (Treasurer), and Lee Schneider (Secretary). Katherine ran the meeting.
- [Financial Review](#) – Steve Corea, Treasurer, provided the financial update. The table below is a summary of the financial report.

Financials as of 2/28/2017			
Assets		Liabilities & Equity	
Total Operating Assets	\$51,010.49	Total Liabilities	\$13,290.57
Total Reserve Assets	\$546,872.92	Total Reserves	\$552,477.44
Total Other Assets	\$748.99	Total Equity	\$32,864.39
Total Assets	\$598,632.40	Total Liabilities & Equity	\$598,632.40
Income			
Total Income	\$71,840.68		
Current Year to Date Surplus	\$10,194.40		

SECTION 2 HOMEOWNER FORUM

- A number of homeowners have recently submitted Home Improvement Applications for the installation of solar tubes. The submissions have contained different color solar tubes as well as different numbers of solar tubes to be installed. The Board discussed and drafted some guidelines such as the number of solar tubes to be installed, the color of the solar tubes, and not allowing the solar tubes to be installed over someone else's property. The draft guidelines will be reviewed at the May 9, 2017 Board meeting and voted upon to become GEMA policy.

SECTION 3 COMMITTEE REPORTS

- [Landscape Committee](#) – The landscape committee submitted the following report:

- ✓ Las Flores continues to remove dead or dying plants/shrubs on an as needed basis.
- ✓ In regard to WeatherTrak (the weather based irrigation controllers), the system is working as designed. GEMA has successfully stayed within our water use allocation from Irvine Ranch Water District.
- ✓ Las Flores continues to install drought tolerant plants to replace water intensive plants (i.e. Agapanthus).
- ✓ The turf has recently been fertilized.
- ✓ The Board asked Las Flores to check the safety of all of the GEMA maintained trees (i.e. sufficient root system, dead or dying) to ensure that the trees don't provide a hazard to homeowners and/or their homes. Las Flores responded that all GEMA maintained trees had been checked and deemed safe.
- ✓ Debris from pine trees (on GEMA walkways) will be removed.

SECTION 4 OLD BUSINESS

- Covenant Checklist – The Board will review and document the three homes that will be "grandfathered" into the Covenant Checklist at the May 9, 2017 meeting.
- Reserve Study – The Board approved the 2017 Reserve Study. The Board also approved the vendor for the 2018 Reserve Study and they will conduct an "onsite inspection". The onsite inspection will include documenting the inspection with pictures.
- Association Street Paving – The association street paving has been completed but the work has been reviewed (for quality/completeness). A list of areas to be fixed has been compiled and the findings will be discussed at the May 9, 2017 Board meeting. Ben's Asphalt has agreed to repair the needed areas. Once all of the work has been completed (and the asphalt has cured) a slurry/sealer coat will be applied to cover all of the new asphalt.

SECTION 5 NEW BUSINESS

- Miscellaneous Expenditures – The Board reviewed (and approved) a number of expenditures that included termite treatment of a home and replacement of a patio door.

SECTION 6 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 9, 2017 (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>