

# Garden Estates Newsletter

FOURTH EDITION

APRIL 2018

Welcome to the fourth edition of the 2018 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 2018 Board meeting.

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## SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [April Board Meeting](#) – Directors attending the April 10, 2018 meeting were: Katherine Williams (Vice 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. The 2019 Reserve Study was awarded. The 2019 study does not require an on-site visit.

<b>Financials as of 2/28/2018</b>			
<b>Assets</b>		<b>Liabilities &amp; Equity</b>	
Total Operating Assets	\$53,688.22	Total Liabilities	\$11,986.71
Total Reserve Assets	\$602,489.57	Total Reserves	\$607,699.09
Total Other Assets	\$1,108.58	Total Equity	\$37,600.57
Total Assets	\$657,286.37	Total Liabilities & Equity	\$657,286.37
<b>Income</b>			
Total Income	\$71,858.46		
Current Year to Date Surplus	\$11,819.16		

## SECTION 2 HOMEOWNER FORUM

- Two homeowners mentioned issues with vehicles being parked on GEMA property. One of the vehicles was a U-Haul truck while the second vehicle was a non-GEMA resident parking their SUV on GEMA property. Cardinal Property Management is going to send letters to the vehicle owners.

## SECTION 3 COMMITTEE REPORTS

- [Landscape Committee](#) – The landscape committee submitted the following report as a result of their walk thru:
  - ✓ With the recent cold snap, some of the grass went dormant (yellow in color).

- ✓ The bare spots in the lawn will be seeded.
- ✓ The weeds in the grass will be sprayed. (Las Flores will send Cardinal an official notice of the spraying in advance).
- ✓ Planting of the perimeter planters by the walls throughout the community will start in a week or two.
- ✓ Mulching will commence in late April.
- ✓ Tree trimming will commence at the end of May.
- ✓ Pops of color will be planted in May.

## SECTION 4 OLD BUSINESS

- Window Trim Color – The existing GEMA Architectural Guidelines & Standards requires almond window trim. The lone exception are gray homes which can have white window trim. Woodbridge Village Architectural Guidelines & Standards allows for white window trim. The GEMA Architectural Guidelines & Standards will be updated to allow for white window trim, in addition to the existing almond window trim.

## SECTION 5 NEW BUSINESS

- CVC Enforcement – The CVC (California Vehicle Code) enforcement signs are out of date. Some of the speed limit signs are also faded such that the signs can no longer be read. Samples of the updated signs were reviewed and the Board approved a "like for like" replacement policy.
- FHA Approval – GEMA's FHA loan certificate has been approved. The approval can be viewed at: <https://entp.hud.gov/idapp/html/condlook.cfm>.

## 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 8, 2018 (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>