Garden Estates Newsletter

SIXTH EDITION AUGUST, 2015

Welcome to the sixth 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 August Board meeting. Thanks.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- August Board Meeting Directors attending the August 11th meeting were: Katherine Williams (President), Jonathan Burke (Vice President), Steve Corea (Treasurer), Lee Schneider (Secretary), and Fifi Chao (Member at Large). Katherine ran the meeting.
- Financial Review Steve Corea, Treasurer, provided the financial update. Below is a summary of the 5 page financial report. In addition to the financial report, the draft Reserve Study was discussed. There were a number of questions concerning the Reserve Study. It was requested that the preparer of the study be present at the September Board meeting. Given that the Reserve Study was not approved, the draft 2016 Association budget was postponed.

Financials as of 05/31/2015			
Assets		Liabilities & Equity	
Total Operating Assets	\$54,953.22	Total Liabilities	\$18,818.75
Total Reserve Assets	\$610,038.90	Total Reserves	\$615,643.42
Total Other Assets	\$35,645.92	Total Equity	\$66,175.87
Total Assets	\$700,638.04	Total Liabilities & Equity	\$700,638.04
Income			
Total Income	\$179,918.04		
Current Year to Date Surplus	\$12,794.98		

- <u>Homeowner Forum</u> One homeowner asked when the Hardie Board/Wood Shingle replacement project was going to start. The current delay is due to the need for the association's roofer (Elite Roofing) and the Hardie Board contractor (Vinco Construction) to sync up and discuss a few issues before the work commences.
 - Multiple homeowners discussed the sub-standard landscape care being given by the association's current landscaper TruGreen. A brief presentation (along with homeowner support) documented some of the current issues with the association's landscape. A few of the issues discussed were ivy growing along the cement block fence in the 484 EYL block (the ivy is actually from the homeowners on the other side of the fence), overgrown bushes making the side walks impassible, poor irrigation (some areas wet & some areas dry), and the wall at 496 EYL having a large crack. All issues should be reported to Cardinal Property Management. A new landscaper for the

association was selected by the board to replace TruGreen, effective Monday, August 24th. The new landscaper is Los Flores Landscape.

- ✓ The discussion shifted to 2 other issues.
 - The first issue was the perceived issuing of "petty violations" to homeowners. It was proposed and approved by the board that all future potential homeowner violations be reviewed by the board before the actual violation letters are sent to the offending homeowner by Cardinal Property Management.
 - The second issue enthusiastically discussed was to understand the association's removal of seasonal color plants that a homeowner had planted in an adopted common area in front of his/her home. It was asked of the board that they expand the color palette. Joe Hamby from Las Flores Landscape reviewed the work he had been doing with the association's current landscape plants. Joe has inventoried and documented all of the association's current plants. 70% of the current plants are drought tolerant and 30% are "thirsty for water", like ivy. Drought tolerant is defined as those plants that can sustain themselves with being watered for 10 minutes a day/two days a week. Joe's goal is to define a plant palette that is drought tolerant while being updated and modern.

SECTION 2 REMINDERS

- ➤ <u>The Next Association Meeting</u> 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 September 8, 2015 (6:30PM, 31 Creek Road).
- The GEMA Website The Garden Estates Maintenance Association website can be found at http://www.myhoa.com/gardenestates/