

Garden Estates Newsletter

SEVENTH EDITION

AUGUST 2016

Welcome to the seventh 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 meeting. This newsletter contains information from the August 2016 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [August Board Meeting](#) – Directors attending the August 9, 2016 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.

| Financials as of 5/31/2016 | | | |
|-----------------------------------|--------------|---------------------------------|--------------|
| Assets | | Liabilities & Equity | |
| Total Operating Assets | \$86,050.75 | Total Liabilities | \$11,781.01 |
| Total Reserve Assets | \$613,677.46 | Total Reserves | \$619,281.98 |
| Total Other Assets | \$14,153.18 | Total Equity | \$82,818.40 |
| Total Assets | \$713,881.39 | Total Liabilities & Equity | \$713,881.39 |
| Income | | | |
| Total Income | \$179,770.25 | | |
| Current Year to Date Surplus | \$9,707.96 | | |

SECTION 2 ANNUAL ELECTIONS

- The association's annual election for the Board of Directors was held as a voting quorum was reached. The votes for each candidate are as follows:
 - ✓ Steve Corea = 82 Katherine Williams = 71
 - ✓ Jonathan Burke = 40 Fifi Chao = 31
 - ✓ Lee Schneider = 26

SECTION 3 COMMITTEE REPORTS

- [Landscape Committee](#) – The landscape committee provided an update as follows:.

- ✓ The landscape is doing well overall but there are occasional brown patches in the grass and dying plants. Las Flores (the association's landscaper) is addressing any problem spots as needed. Additionally, drought tolerant plants are being used to replace dying plants throughout the community.
- ✓ The WeatherTrak system (weather based water controllers) is working on all of the water controllers.
- ✓ Las Flores has noted that our community's reclaimed water meters lack basket filters and water pressure regulators. The lack of these features may be contributing to the mainline water leaks, plugged sprinklers, valve leaks, and mainline ruptures. Las Flores recommended that we install the filters and water regulators on all reclaimed water meters throughout the association. This upgrade was also recommended a few years ago by Dan's Landscape. The Board approved the expenditure which will come from the reserve budget

SECTION 4 OLD BUSINESS

- Street Paving – Ben's Asphalt has not established a firm date when the association's re-paving will take place. Ben's is coordinating with the City of Irvine to permit street parking (on East Yale Loop) during the paving process. Homeowners will receive notices prior to the work commencing.
- Coyote Update – Irvine Animal Services was contacted in regards to the Board's request to inspect the landscaping. Irvine Animal Services informed us that they do not provide that service or any recommendations regarding a specific association's landscaping. The coyote population while more active in Woodbridge is following its usual pattern. Given the high interest and the coyotes continued presence, it would be possible to have an educational meeting with an Animal Services officer if we have 10 or more people committed to attending. If you are interested in attending such a meeting, please contact Nancy Vlasak at Cardinal Property Management, nvlasak@cardinal-online.com or call 714-779-1300. If you would like to report a coyote sighting you can do so by calling the Irvine Animal Services at 949-724-7092 or email coyotesighting@cityofirvine.org
 - ✓ A hungry coyote will attack an animal larger than itself. If you have not encountered a coyote in the GEMA association, they resemble a small German shepherd dog. Their color can vary from shades of black, brown, gray, yellow, rust, and tan. Coyotes also have shorter, bushier tails than a dog that are carried low, almost dragging the ground, and long narrow muzzles. An adult coyote weighs 20 to 35 pounds, with males being slightly larger than females. At the shoulder, an adult male coyote is about 25 inches tall. They are very cunning. The coyotes that frequent the GEMA association probably live in the retention basin (across from East Yale Loop & Springbrook South). In the evening and early morning hours, do not leave pets or small children out on their own.
- Budget – It is that time of the year to draft the 2017 budget. The 2017 budget is to be completed and approved by the Board at the November 15, 2016 meeting. Input into the budget is the annual Reserve Study which is in flight. Areas where additional funds might be allocated are irrigation repair, cleaning of the French drains, and inspection/repair of homeowner roofs.

SECTION 5 NEW BUSINESS

- November Meeting Date Change – The date for the November Board meeting has been changed from Tuesday, November 8th to Tuesday, November 15th. The start time for the Board meeting will remain the same. The date was changed to avoid conflict with Election Day on November 8th.
- Fall Trimming – As we move into September, please remember to trim any bushes and trees that are your responsibility. Please ensure that all tree branches do not encroach on garage/home roofs. Doing so will help eliminate roof rats jumping from the trees onto our roofs and potentially finding their way into our homes.

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 September 13, 2016 (6:30PM, 31 Creek Road).