

Garden Estates Newsletter

EIGHTH EDITION

AUGUST 2017

Welcome to the eighth 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 August 2017 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [August Board Meeting](#) – Directors attending the August 8, 2017 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. The table below is a summary of the financial report. The approval of the 2018 Reserve Study will be tabled until the September 12th meeting. The delay will allow the Reserve Study to be updated with some recent changes to the GEMA property (i.e. roadway repaving). The 2018 Draft Budget will also be delayed till the September meeting so that the changes to the Reserve Study can be taken into account.

Financials as of 6/30/2017			
Assets		Liabilities & Equity	
Total Operating Assets	\$36,699.08	Total Liabilities	\$14,850.85
Total Reserve Assets	\$601,669.94	Total Reserves	\$606,679.46
Total Other Assets	\$494.04	Total Equity	\$17,332.75
Total Assets	\$638,863.06	Total Liabilities & Equity	\$638,863.06
Income			
Total Income	\$215,503.13		
Current Year to Date Surplus	\$17,332.75		

SECTION 2 HOMEOWNER FORUM

- A homeowner mentioned that the City of Irvine had marked some of the sidewalks (in front of the GEMA property) for repair as well as some of the trees for trimming/removal.
- A number of homeowners responded to the recent letters they received reminding the homeowners that the height of their trees cannot be higher than the second story windows. The challenge for these homeowners is that they have Palm trees. Palm trees cannot be topped (as topping a Palm tree will kill it). The only alternative is to remove the Palm Tree. The height requirement stems from the GEMA Rules & Regulations. It was decided that the GEMA Rules & Regulations would be revised with a draft being reviewed at the September meeting. The intent of the revision is to ensure that all homeowner trees are

healthy and do not pose a hazard to any GEMA structures or other homeowners.

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – The landscape committee submitted the following report:
 - ✓ Las Flores is checking the drip irrigation system to ensure that it is working properly and will walk with the Landscape Committee to review the operation so that everyone on the committee understands how it functions.
 - ✓ Las Flores (with Board approval) has increased the association's water consumption by 10% starting on July 7, 2017.
 - ✓ In regards to WeatherTrak (the weather based irrigation controllers), the system is working as designed.
 - ✓ Fertilization will start the week of August 14, 2017.
 - ✓ A bid was sought to mulch the tree wells and planters. It was decided to defer the mulching until after the new planting was done in the bare areas around the drip irrigation system. The planting is expected to take place in later September to early October.

SECTION 4 NEW BUSINESS

- Miscellaneous Expenditures – The Board reviewed (and approved) a number of expenditures that included termite treatment of a home, the replacement of a skylight (which is cracked and leaks water), the removal of dead Alder trees, and repair of water intrusion around a window.
- Lighting Contractor – The association currently has a lighting contractor that once a month checks the black pole lights (lights in the alleyways) and the cement bollards (lights near the sidewalks and steps) for proper operation. It was noticed that the house number lights (on the garages) and the lights that illuminate the additional parking spaces were not being checked. The lighting vendor agreed to check these additional lights at no additional cost. Any association lights that do not work, please report them to Cardinal Property Management (714-779-1300 / 800-400-6686).
- Annual Meeting – A quorum was met (second calling) with a total of 39 ballots received. Katherine Williams received 68 votes, Steve Corea received 57 votes, Fifi Chao received 33 votes, Jonathan Burke received 22 votes, and Lee Schneider received 16 votes. An organizational meeting was held with Jonathan Burke-President, Katherine Williams-Vice President, Steve Corea-Treasurer, Lee Schneider-Secretary, and Fifi Chao-Member at Large. Each officer will serve a one year term.

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 September 12, 2017 (6:30PM, 31 Creek Road).**
- The GEMA Website – <http://www.myhoa.com/gardenestates/>