

Garden Estates Newsletter

FIRST EDITION

FEBRUARY 2016

Welcome to the first 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 meetings. This newsletter contains information from the February 2016 Board meeting. As there were no meetings in December 2015 & January 2016, there were no newsletters for those months.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [February Board Meeting](#) – Directors attending the February 9, 2016 meeting were: Katherine Williams (President), Jonathan Burke (Vice President), Steve Corea (Treasurer), and Lee Schneider (Secretary). Fifi Chao (Member at Large) was not able to attend the meeting. Jonathan ran the meeting.
- [Financial Review](#) – Steve Corea, Treasurer, provided the financial update. Below is a summary of the 5 page financial report. The Year to Date surplus is \$19,729.55. Over the last couple of months, Steve completed a "deep dive" into the recent Reserve Study. (The Reserve Study will be posted to the GEMA web site). What he noticed was that some reserve categories were being allocated too much money (i.e. termite tenting & painting of the trim) while other categories were being allocated too little money (i.e. building painting). Steve documented his findings and reviewed that information with the Board. The net effect of the changes Steve proposed will support a potential dues reduction of \$20.00 per month. Based upon Steve's findings/review, it was asked that the Reserve Study be updated and a revised version of the study be submitted to the Board.

Financials as of 12/31/2015			
Assets		Liabilities & Equity	
Total Operating Assets	\$82,874.44	Total Liabilities	\$25,801.20
Total Reserve Assets	\$648,110.37	Total Reserves	\$653,714.89
Total Other Assets	\$21,641.72	Total Equity	\$73,110.44
Total Assets	\$752,626.53	Total Liabilities & Equity	\$752,626.53
Income			
Total Income	\$431,525.12		
Current Year to Date Surplus	\$19,729.55		

- [Homeowner Forum](#) – A number of homeowners present at the meeting spoke during the forum.
 - ✓ Two homeowners mentioned that they were concerned about the fact that their garage cement floors were not level. This has caused the garage door (the door one drives their car thru) not to close flush with the cement floor. The result is that when it rains, water intrudes into their garages. The association contractor will review each garage and submit his findings and proposals for correction at the March board meeting.

- ✓ One homeowner mentioned that they could see improvements in the association landscaping with the new landscaper (Las Flores). It was also discussed that Cardinal Property Management could be contacted via the GEMA web site using the "Contact Us" option.
- ✓ One homeowner asked who comprised the Landscape Committee. The following homeowners are volunteers on the Landscape Committee: Chairperson: Katherine Williams, Members at Large: Jonathan Burke, Terri Field, Jerry Reynolds, Ralph Del Campo, and Jim Finlayson

SECTION 2 COMMITTEE REPORTS

- Architectural Committee – The Board is asking if anyone in the Association would like to be on the Architectural Committee. Some background in this field would be a requirement. If interested, please contact Cardinal Property Management (714-779-1300).
- Landscape Committee – There was no report for February but there will be a report at the March board meeting.

SECTION 3 NEW BUSINESS

- Maintenance Matrix – The Maintenance Matrix (who is responsible for the repair of what) will be posted to the GEMA web site.
- RV Parking Review – When Woodbridge Village Association (WVA) issues a temporary parking permit (i.e. to load/unload an RV) a copy of that permit should be sent to Cardinal Property Management. This change to the parking guidelines will be updated on the GEMA web site.
- Tree Trimming Proposals – The board reviewed and then approved one of the tree trimming proposals for 2016. The proposal by Las Flores (the current landscaper) was approved. The proposal includes tree trimming for 209 trees in 2016.
- Light Cleaning – A proposal was received and approved to clean all of the cement bollards that line East Yale Loop as well as those that provide light to some of the walkways between the homes. Years of debris will be removed which will allow the lights to shine brighter, in addition to beautifying our neighborhood.
- Street Paving – Two of three proposals were received to repave the streets in the association. The funding for this work will come out of the reserve budget. The asphalt replacement is expected to cost approximately \$132,000 compared to a reserve balance of \$250,000. The vendors will be asked "what is the best month" to complete the re-paving work? The vendors will also be asked to include in their bids the cost to fix some of the broken concrete curbs. It is expected that this work will take place during the summer months.

SECTION 4 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 March 8, 2016 (6:30PM, 31 Creek Road).
- The GEMA Website – The Garden Estates Maintenance Association website can be found at <http://www.myhoa.com/gardenestates/>