

Garden Estates Newsletter

SECOND EDITION

FEBRUARY 2017

Welcome to the second 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 February 2017 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [February Board Meeting](#) – Directors attending the February 14, 2017 meeting were: Katherine Williams (President), Jonathan Burke (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 Reserve Study will be reviewed at the March 14, 2017 Board meeting. Upon completion of the Reserve Study, the Board will review our dues for a potential reduction.

Financials as of 12/31/2016			
Assets		Liabilities & Equity	
Total Operating Assets	\$59,805.83	Total Liabilities	\$32,227.71
Total Reserve Assets	\$639,658.14	Total Reserves	\$645,262.66
Total Other Assets	\$695.81	Total Equity	\$22,669.41
Total Assets	\$700,159.78	Total Liabilities & Equity	\$700,159.78
Income			
Total Income	\$431,578.84		
Current Year to Date Surplus	(\$30,711.48)		

SECTION 2 HOMEOWNER FORUM

- One homeowner mentioned that they were concerned about the landscaping at the end of their back alleyway. The landscaping is blocking the visibility of pedestrians and cars. The landscaping will be inspected and trimmed accordingly.
- On February 7, 2017 a special meeting of the Board was held to review a request by Cox Cable and a homeowner. The homeowner's Internet connection had failed and other homeowners had complained of problems with stability and performance of their Internet service through Cox. The board unanimously approved Cox's proposal for running underground conduit as a solution to service failures in Garden Estates. Following is a link that you can use to test your Cox Internet speed.

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – The landscape committee has completed a recent walk thru and following are some general comments provided:
 - ✓ It was thought that Las Flores (the association's landscaper) was doing a good job.
 - ✓ In regard to WeatherTrak (the weather based irrigation controllers), the system is on "pause" due to the recent rains.
 - ✓ Mowing of the common areas will be skipped due to the rains (the lawn mowers will sink into the soft turf).
 - ✓ Las Flores continues to install drought tolerant plants.
 - ✓ It was noted that in some areas, traditional irrigation is not sufficient. Las Flores was asked to provide the association with a proposal to install a drip irrigation system in those areas. This problem is mainly along the fences/perimeter of the association. The Las Flores bid was received while two more bids were sought. One bidder declined to respond. The second bidder (Harvest Landscape) responded, but their bid was lacking some details that the Las Flores bid contained. Harvest Landscape is being asked to provide additional detail such as; is their proposed drip irrigation system "single drip vs double drip", etc. The two bids will be reviewed at the March 14, 2017 Board meeting.
 - ✓ The Las Flores annual tree trimming contract has been approved. (This is year 3 of an already established 3 year contract).

SECTION 4 NEW BUSINESS

- Lighting Maintenance Proposal – At the January 10, 2017 Board meeting, one homeowner mentioned that they were concerned about the current lighting contractor as it seemed that contractor was not doing a good job. There is a long delay between repair orders being issued and the contractor actually completing the work. Bids were sought for a new lighting maintenance contractor. At the February 14, 2017 Board meeting, the bid received from Peak Lighting was approved and will go into effect on April 1, 2017. Homeowners should report all common area lighting issues to Cardinal Property Management (714-779-1300).

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 March 14, 2017 (6:30PM, 31 Creek Road).**
- The GEMA Website – <http://www.myhoa.com/gardenestates/>