

Garden Estates Newsletter

SECOND EDITION

FEBRUARY 2018

Welcome to the second edition of the 2018 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 2018 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [February Board Meeting](#) – Directors attending the February 13, 2018 meeting were: Jonathan Burke (President), Katherine Williams (Vice President), Steve Corea (Treasurer), and Lee Schneider (Secretary). Jonathan ran the meeting.
- [Financial Review](#) – Steve Corea, Treasurer, provided the financial update. The table below is a summary of the financial report.

Financials as of 12/31/2017			
Assets		Liabilities & Equity	
Total Operating Assets	\$44,670.57	Total Liabilities	\$14,694.76
Total Reserve Assets	\$595,827.70	Total Reserves	\$601,432.22
Total Other Assets	\$1,410.12	Total Equity	\$25,781.41
Total Assets	\$641,908.39	Total Liabilities & Equity	\$641,908.39
Income			
Total Income	\$431,006.71		
Current Year to Date Surplus	\$25,781.41		

SECTION 2 HOMEOWNER FORUM

- A homeowner expressed concern over the quality of the work they had received from one of the GEMA general contractors. The homeowner provided pictures to validate their concern. The general contractor will be contacted to correct the work at no additional charge to GEMA.

SECTION 3 COMMITTEE REPORTS

- [Architectural Committee](#) – It was noted that there might be some confusion regarding the process in making architectural changes to one's property. The existing process should be followed; Complete and submit the Home Improvement Application to the GEMA Architectural Committee BEFORE the work

commences. The Home Improvement Application can be found on the GEMA website located at http://myhoa.com/gardenestates/documents_menu.htm or at the Woodbridge Village Association office.

- **Landscape Committee** – The landscape committee submitted the following report:
 - ✓ In regards to WeatherTrak (the weather based irrigation controllers), the system is working as designed.
 - ✓ In mid-January the Irvine Ranch Water District (IRWD) noticed that GEMA had some leaking sprinklers. Las Flores has made the necessary repairs. IRWD will return to ensure the problem has been rectified.
 - ✓ The landscape crew (Las Flores) working on the GEMA property rotates thru the property on a continuous basis. The crew will be working on a different section of the property each month. If a homeowner is aware of landscape needs, please contact Cardinal Property Management (714-779-1300 or via e-mail contactus@cardinal-online.com).
 - ✓ Phase 3 of the installation of "pops of color" (i.e. plants) will commence in late February.

SECTION 4 OLD BUSINESS

- **Concrete Fencing** – The concrete fencing (that borders many homes in the association) was first installed in 2000. This fencing is starting to develop cracks and appears to be failing in many places. The Board has requested that the association contractor inspect all of the concrete fences for needed repairs. The findings were reviewed at the February 2018 meeting. The repairs are extensive with a proposed cost of \$46K. (The most common failure seems to be with the corner posts in the "common areas"). The proposed repairs will be validated while an additional bid (for the repairs) will be sought. Hopefully, the additional fence repair response can be reviewed at the March 13, 2018 meeting.
- **VA and FHA Approval** – GEMA's VA & FHA loan certificates have expired. Work has commenced to have both certificates recertified. The FHA loan paperwork has been submitted.

SECTION 5 NEW BUSINESS

- **Miscellaneous Expenditures** – The Board reviewed (and approved) expenditures that included the repair of a patio gate (that which opens from ones patio into the GEMA common area) and a roof repair.

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 March 13, 2018 (6:30PM, 31 Creek Road).
- **The GEMA Website** – <http://www.myhoa.com/gardenestates/>