

Garden Estates Newsletter

FIRST EDITION

JANUARY 2017

HAPPY NEW YEAR!!!

Welcome to the first 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 January 2017 Board meeting.

SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- January Board Meeting – Directors attending the January 10, 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 Reserve Study will be reviewed at the February 14, 2017 Board meeting. Upon completion of the Reserve Study, the Board will review our dues for a potential reduction.

Financials as of 11/30/2016			
Assets		Liabilities & Equity	
Total Operating Assets	\$64,526.81	Total Liabilities	\$37,474.58
Total Reserve Assets	\$655,914.48	Total Reserves	\$641,789.45
Total Other Assets	\$6,973.52	Total Equity	\$48,150.78
Total Assets	\$727,414.81	Total Liabilities & Equity	\$727,414.81
Income			
Total Income	\$359,648.05		
Current Year to Date Surplus	(\$24,959.66)		

SECTION 2 HOMEOWNER FORUM

- 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. There have been cases where the glass in the black pole lights (the lights that line the association's alleyways) have been broken. Rather than replacing the glass, the contractor is rotating the light so that the broken glass can't be seen...i.e. facing the fence. The Board decided to seek bids for a replacement lighting contractor. The bids will be reviewed at the February 14, 2017 Board meeting.

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – There was no landscape committee report due to the recent holidays but the following general comments were provided:
 - ✓ 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).
 - ✓ 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. The two bids will be reviewed at the February 14, 2017 Board meeting.

- ✓ The Landscape Committee is currently comprised of five homeowners with a mixture of Board and non-Board members. The Landscape Committee was expanded to six homeowners with Board approval.
- ✓ In 2017, the plan is to phase out Agapanthus.
- **Maintenance Committee** – This is a newly established committee (with Board approval) that is comprised of two Board members. In the event of an association emergency (i.e. roof leaks or gas line breaks), the Maintenance Committee will have the ability to approve emergency spending (with a cap on the spending). The two committee members are Steve Corea and Lee Schneider.

SECTION 4 OLD BUSINESS

- **Coyote Update** – In order to ensure all homeowner's safety, the Board has approved the removal and trimming of vegetation that provides hiding spots for the coyotes. Ivy has already been removed and bushes have been cut back and pruned. (Feedback from homeowners on this block has been positive). The 476 thru 508 block is deemed the "coyote epicenter" as this block is across from the wash basin where the coyotes frequent.
 - ✓ **Please do not leave pet food outside as it will attract coyotes and/or rats.** If you would like to report a coyote sighting, you can do so by calling Irvine Animal Services at 949-724-7092 or email coyotesighting@cityofirvine.org
- **Association Street Paving** – The association street paving has been completed but the work is going to be reviewed (for quality/completeness). A list of areas to be fixed will be compiled and the findings will be discussed at the February 14, 2017 Board meeting. Ben's Asphalt has agreed to sweep and power wash all of their work to remove the residual "nubs of asphalt" that remain. Once all of the work has been completed (and the weather cooperates) a slurry/sealer coat will be applied to cover all of the new asphalt.

SECTION 5 NEW BUSINESS

- **Association Attorney** – The association's attorney, Dirk Petchul, was in attendance to review the Covenant Checklist and answer any questions. The association is responsible for the maintenance of the common areas...specifically, the plants in the common areas. The Covenant Checklist is to define a process for any homeowner to take over the maintenance of the plants in the association's common area around one's home. The four existing homeowners that have been maintaining plants around their home would be "grandfathered in" the Covenant. All new homeowners interested in maintaining their own plants would need to pay a one time fee of \$600.00 to have this right registered with the County of Orange, along with their home's title. In a 3 for and 2 against Board member vote, the Board agreed to continue moving forward on the Covenant Checklist. Some revisions would be made to the agreement (i.e. which homes are grandfathered in) and the updated agreement would be distributed to all of the homeowners. There is then a 30 day comment period, concluding with the Board vote to approve the Covenant Checklist. Watch your USPS mail for details.
- **Repair Proposals** – Five repairs proposals were presented to the Board covering repair of association fences, concrete driveway, stucco repairs, and chimney repairs. Two of the fence repairs are shared with non-GEMA homeowners/associations. The cost of these 2 fence repairs will be split with the approval from the non-GEMA homeowners/associations.
- **Annual Tree Trimming Proposal** – The association's landscaper (Las Flores) submitted their proposal for GEMA's annual tree trimming. The Board is seeking two additional tree trimming proposals to be reviewed at the February 14, 2017 Board meeting.

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