

Garden Estates Newsletter

FIRST EDITION

JANUARY 2018

Welcome to the first 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 January 2018 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [January Board Meeting](#) – Directors attending the January 16, 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 10/31/2017			
Assets		Liabilities & Equity	
Total Operating Assets	\$29,496.55	Total Liabilities	\$13,152.18
Total Reserve Assets	\$580,040.00	Total Reserves	\$585,644.52
Total Other Assets	\$582.01	Total Equity	\$11,321.86
Total Assets	\$610,118.56	Total Liabilities & Equity	\$610,118.56
Income			
Total Income	\$359,143.60		
Current Year to Date Surplus	\$11,321.86		

SECTION 2 HOMEOWNER FORUM

- A homeowner reminded all in attendance that now is the perfect time to prune your rose bushes...if you have them.

SECTION 3 COMMITTEE REPORTS

- [Landscape Committee](#) – The landscape committee submitted the following report:
 - ✓ In regards to WeatherTrak (the weather based irrigation controllers), the system is working as designed.
 - ✓ The association is staying within the water allocations established by the Irvine Ranch Water District.
 - ✓ All landscape work orders have been completed.

- ✓ 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).
- ✓ Perimeter planting has been on hold waiting for the application of the slurry seal to the association's alleyways. Since the slurry seal needs to be applied when the weather is warmer (around June 2018 time frame), the Board decided to go ahead with the perimeter planting...weather permitting...around the March 2018 timeframe.
- ✓ Phase 3 of the installation of "pops of color" (i.e. plants) will commence...weather permitting.

SECTION 4 OLD BUSINESS

- Solar Panel/Sun Tunnel Letter – In recent months, there has been interest in sun tunnels and solar roof panels. At the June 11, 2017 Board meeting, the directors adopted a rule change regarding sun tunnels. A copy of this sun tunnel rule change was mailed to all homeowners. The association attorney has drafted a resolution regarding the placement/responsibility for solar roof panels (as well as responsibility for sun tunnels). The resolution was reviewed at the January 2018 Board meeting and approved by the Board. A copy of the proposed resolution will be sent to all homeowners.

SECTION 5 NEW BUSINESS

- VA and FHA Approval – GEMA's VA & FHA loan certificates have expired. Work has commenced to have both certificates recertified. The Board approved an expenditure of \$749.00 for the recertification.
- Miscellaneous Expenditures – The Board reviewed (and approved) expenditures that included the replacement of some of the garage address lights and painting some of the garage doors on the south side of the association. A proposal to repair the association's perimeter fence was put on hold until the February meeting so that more details of the repair could be provided by the vendor (i.e. what type of materials will be used, guarantee, etc.).

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