

Garden Estates Newsletter

SIXTH EDITION

JULY 2016

Welcome to the sixth 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 meeting. This newsletter contains information from the July 2016 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [July Board Meeting](#) – Directors attending the July 12, 2016 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. Below is a summary of the 5 page financial report.

Financials as of 5/31/2016			
Assets		Liabilities & Equity	
Total Operating Assets	\$86,050.75	Total Liabilities	\$11,781.01
Total Reserve Assets	\$613,677.46	Total Reserves	\$619,281.98
Total Other Assets	\$14,153.18	Total Equity	\$82,818.40
Total Assets	\$713,881.39	Total Liabilities & Equity	\$713,881.39
Income			
Total Income	\$179,770.25		
Current Year to Date Surplus	\$9,707.96		

SECTION 2 HOMEOWNER FORUM

- One homeowner 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 garage. There are 4 homes that have this problem. The association contractors are being asked for their proposal to correct this issue.
- One homeowner mentioned that they observed one landscaper smoking and operating a gas powered edger. This issue will be addressed with Las Flores.
- Woodbridge Village Association (WVA) recently has posted signs regarding the increased spotting of coyotes. Irvine Police Dept. Animal Services will be contacted to see if they can conduct an assessment of the GEMA property to evaluate potential coyote hiding places...like bushes...and make

recommendations.

- Another homeowner discussed the increase in rodents around their property. The association has already placed bait boxes in strategic locations throughout the GEMA property. The Board would like to see if there are other control options that could be leveraged beyond the current bait boxes.

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – The landscape committee provided an update as follows:
 - ✓ The plant areas near the shared fences are good candidates for a drip irrigation system. Since there is pending asphalt and curb work, re-planting and the installation of a drip irrigation system would be scheduled once the repaving is completed.
 - ✓ The dying Agapanthus and Daylilies are being replaced throughout the community. GEMA is slowly shifting to drought tolerant plants.
 - ✓ Las Flores provided the Board with an extensive list of suggested common area plants. There is work in progress to narrow down the extensive list to a more manageable one. The Board will review the list and discuss it at the next meeting.
 - ✓ The binder documenting (with pictures) the landscaping/planting around each homeowner's home is in the process of being revised. The Board will be voting on the acceptance of the revised photo binder at a future meeting.

SECTION 4 OLD BUSINESS

- Street Paving – Three proposals from Ben's Asphalt was received as a result of the asphalt coring that was done throughout the community. A representative from Ben's attended the association meeting to review the 3 proposals and to answer any questions from the Board. The Board approved the proposal which included edge grinding and Petromat overlay (\$133K). The funding for this work will come out of the reserve budget and work is expected to be accomplished in two phases with each phase covering about half of the association. Phase 1 will start on a Monday with grinding and prep work to be done to some part of the GEMA streets. Vehicles can still cautiously drive where the work is being done. On Tuesday, the asphalt/Petromat will be installed. Vehicles will not be able to drive on the streets/driveways after installation for 24 hours. East Yale Loop street parking will be available. Phase 2 will start on the following Monday...repeating Phase 1 to the streets in GEMA that had not been repaved yet. Specific dates have NOT been booked as yet. Ben's will place notices on everyone's garage doors prior to work commencement. Curb repairs will likely take place at the same time.

SECTION 5 NEW BUSINESS

- 2017 Budget – It is that time of the year to draft the 2017 budget. The 2017 budget is to be completed and approved by the Board at the November 8, 2016 meeting. Input into the budget is the annual Reserve Study which is in flight. Areas where additional funds might be allocated are irrigation repair, cleaning of the French drains, and inspection/repair of homeowner roofs.
- Annual Election – The association's annual election for the Board of Directors was held and a voting quorum (50% of the homeowners) was not reached, therefore the election was not held. This lack of a voting quorum has required GEMA to establish a new date for the election which is August 9, 2016. There WILL BE a short business meeting after the counting of the ballots.

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 August 9, 2016 (6:30PM, 31 Creek Road).**