

Garden Estates Newsletter

SEVENTH EDITION

JULY 2017

Welcome to the seventh 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 July 2017 Board meeting.

CONTENTS

Section 1 Standard Parts of Each Monthly Meeting.....	1
Section 2 Homeowner Forum.....	1
Section 3 Committee Reports	1
Section 4 Old Business.....	2
Section 5 New Business.....	2
Section 6 Reminders.....	2

SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [July Board Meeting](#) – Directors attending the July 11, 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. Two of the GEMA vendors indicated that they did not intend to increase their costs for their services in 2018.

Financials as of 5/31/2017			
Assets		Liabilities & Equity	
Total Operating Assets	\$43,022.64	Total Liabilities	\$21,307.77
Total Reserve Assets	\$592,131.67	Total Reserves	\$597,736.19
Total Other Assets	\$1,237.74	Total Equity	\$17,348.09
Total Assets	\$636,392.05	Total Liabilities & Equity	\$636,392.05
Income			
Total Income	\$179,613.13		
Current Year to Date Surplus	\$17,348.09		

SECTION 2 HOMEOWNER FORUM

- A homeowner requested that a letter be sent to the City of Irvine requesting that they clean up the droppings from the trees that line East Yale Loop.
- It was requested that a bid be sought to replace the cement bollards and black pole lights with LED bulbs. The intention would be to reduce the association's long term electrical costs.

SECTION 3 COMMITTEE REPORTS

- [Landscape Committee](#) – The landscape committee recently completed a walk thru and submitted the

following report:

- ✓ With the hotter weather upon us, the soil appears to be dry and the geraniums are being stressed.
- ✓ Las Flores operates under the directive of staying within the association's monthly water allocation. Going over our allocation can incur fines. The Board approved an increase of 10% of our water consumption and will review in a future meeting.
- ✓ In regards to WeatherTrak (the weather based irrigation controllers), the system is working as designed.
- ✓ A bid will be sought to mulch the tree wells and planters.
- ✓ The installation of the drip irrigation system is mostly completed with the "odd numbered" side of East Yale Loop remaining. In the fall, the drip irrigation system will be mulched.

SECTION 4 OLD BUSINESS

- Solar Tubes – A number of homeowners have recently submitted Home Improvement Applications for the installation of solar tubes. The submissions have contained different colored solar tubes as well as different numbers of solar tubes to be installed. The Board discussed and drafted some guidelines: the number of solar tubes to be installed, the color of the solar tubes, and who is to maintain the solar tubes. The draft guidelines have already been mailed to each homeowner. At this meeting, the Board adopted the draft guidelines which now have become GEMA policy.

SECTION 5 NEW BUSINESS

- Miscellaneous Expenditures – The Board reviewed (and approved) a number of expenditures that included replacement of a garage pedestrian door, ceiling repairs (from a leaking roof), and termite treatment of a home.
- Annual Meeting – A quorum was not met to elect the GEMA Board members. The second calling will be held on Tuesday, August 8, 2017. At that meeting, the organizational meeting will also be held.

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 8, 2017 (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>