

Garden Estates Newsletter

SIXTH EDITION

JULY 2018

Welcome to the sixth 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 July 2018 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [July Board Meeting](#) – Directors attending the July 10, 2018 meeting were: Jonathan Burke (President), Katherine Williams (Vice President), Steve Corea (Treasurer), Lee Schneider (Secretary), and Ron Gravell (Member at Large). Jonathan ran the meeting.
- [Annual Election](#) – At the Annual Election of Board members, a quorum was not reached for the first call with the return of only 38 ballots. 51% (49 ballots) needed to be returned. The second call will be on July 30th at 10:00AM at the Cardinal Property Management conference room. At that time, the ballots will be opened and the results tallied. Cardinal will mail a postcard to all homeowners with the results.
- [Financial Review](#) – Steve Corea, Treasurer, provided the financial update. The table below is a summary of the financial report.
 - ✓ A draft of the GEMA 2019 budget will be reviewed at the next meeting which will be held on September 11, 2018.

Financials as of 5/31/2018			
Assets		Liabilities & Equity	
Total Operating Assets	\$50,491.86	Total Liabilities	\$22,569.39
Total Reserve Assets	\$612,622.27	Total Reserves	\$616,941.79
Total Other Assets	\$1,582.41	Total Equity	\$25,185.36
Total Assets	\$664,696.54	Total Liabilities & Equity	\$664,696.54
Income			
Total Income	\$179,662.29		
Current Year to Date Surplus	(\$596.05)		

SECTION 2 HOMEOWNER FORUM

- One homeowner mentioned that it would be helpful if the vendors that are responding to homeowner work orders, left "some sort of notice" indicating that they had been at a homeowner's property to address the homeowner's concern. For example, if the association's exterminator had been to one's home to spray

the exterior for spiders, the exterminator would slip a piece of paper in the door indicating that they had been there. Other homeowners thought it would be a good idea as well. Cardinal Property Management is going to ask all vendors to adopt this policy.

- The streets in the GEMA association will be slurry sealed on August 20 & 21 and August 27 & 28. Notices will be mailed to homeowners as to when your street will be slurred.
- A homeowner mentioned that they are having issues with spiders (due to the dry winter). This homeowner is trying a new method to address their spider issue using Diatomaceous Earth. Diatomaceous Earth is not poisonous; it does not have to be eaten in order to be effective. Diatomaceous Earth causes insects to dry out and die by absorbing the oils and fats from the cuticle of the insect's exoskeleton. Its sharp edges are abrasive, speeding up the process. It remains effective as long as it is kept dry and undisturbed. Consult the web for further information.

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – The landscape committee submitted the following report:
 - ✓ The WeatherTrak (the weather based irrigation controllers) system is working as designed.
 - ✓ The water was turned off for the July 4th fireworks. This, along with the recent heat wave, has started to stress GEMA's lawns in many areas. Watering will be increased to address this issue.
 - ✓ The bare spots in the GEMA turf will be re-seeded and watered.
 - ✓ The Landscape Covenant was rescinded by a vote of the Board. The guiding planting policy will be replaced by the seasonal palette policy. A letter will be sent to all homeowners regarding this change (which includes a 30 day comment period).

SECTION 4 OLD BUSINESS

- Garage Doors – At the March 13, 2018 HOA meeting, there was a discussion regarding the recent garage door painting. A set of brown garage doors appears to have been painted a color that does not match the original garage door color. The incorrectly painted garage doors will be re-painted at no cost to GEMA. Those homeowners affected by the re-painting will be notified ahead of time.

SECTION 5 NEW BUSINESS

- Perimeter Fences – The perimeter fences (those that border GEMA and other HOAs/single family homes) are failing in a number of places and are in need of replacement. (There is funding in the association's reserves to pay for this replacement). One bid received is in the neighborhood of \$174K. Two more bids are being sought and will be reviewed at the September 11, 2018 meeting.

SECTION 6 REMINDERS

- The Next Association Meeting – The Garden Estates Maintenance Association meetings will be held bi-monthly. This means that the **next association meeting will be held on September 11, 2018** (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>