

Garden Estates Newsletter

FIFTH EDITION

JUNE, 2015

Welcome to the fifth edition of the 2015 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 meetings. This newsletter contains information from the June Board meeting. Thanks.

CONTENTS

Section 1 Standard Parts of Each Monthly Meeting	1
Section 2 Old Business	2
Section 3 New Business.....	2
Section 4 Reminders.....	2

SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [June Board Meeting](#) – Directors attending the June 9th meeting were: Katherine Williams (President), Steve Corea (Treasurer), Lee Schneider (Secretary), and Fifi Chao (Member at Large). Jonathan Burke (Vice President), was not able to attend. 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 04/30/2015			
Assets		Liabilities & Equity	
Total Operating Assets	\$78,816.23	Total Liabilities	\$27,500.56
Total Reserve Assets	\$599,647.57	Total Reserves	\$603,902.09
Total Other Assets	\$13,142.45	Total Equity	\$60,203.60
Total Assets	\$691,606.25	Total Liabilities & Equity	\$691,606.25
Income			
Total Income	\$143,967.46		
Current Year to Date Surplus	\$6,822.71		

- [Homeowner Forum](#) – Steve Corea asked what the landscaper’s (TruGreen) work schedule is for the GEMA property. Below is TruGreen’s work schedule:
 - ❖ Week 1 of the Month – Homes 350 to 362 & 364 to 388
 - ❖ Week 2 of the Month – Homes 400 to 432 & 476 to 508
 - ❖ Week 3 of the Month – Homes 475 to 485 & 441 to 473
 - ❖ Week 4 of the Month – Homes 401 to 439

Steve also asked what the sprinkler water schedule is. Some areas of the association seem to be “wetter” than others. It should be noted that since the inception of the GEMA HOA, we have always used recycled water for our landscape irrigation. It is expected that at the next Board meeting, TruGreen will have provided

us with the sprinkler water schedule. That schedule will then be published.

- ✓ Steve also mentioned that they had recently replaced 139 sq. feet of grass with artificial grass in their patio area. The turf replaced was too small to qualify for any rebates but did help with reducing their monthly potable water consumption. Any homeowners interested in this type of investment, please contact Steve Corea.

SECTION 2 OLD BUSINESS

- [Wood Shingle/Siding Proposals](#) – There are 6 homes where the original builder used some or all wood shingle/siding on the homes' exterior. Due to the deteriorating condition of the wood shingle/siding, the board has voted to replace the wood shingle/siding with Hardie Board Siding. The Hardie Board Siding replacement bid was awarded to Vinco Construction Corporation. (The funding for this work would come out of Reserves). The impacted homeowners will be contacted (via Cardinal Property Management) to coordinate the start of Vinco's work, etc.
- [California Drought](#) – The State Water Resource Control board imposed an updated potable water savings requirement of 16% (down from the original 20%) for Irvine Ranch Water District (IRWD). The final regulations went into effect on June 1, 2015. It should be mentioned that since the inception of the GEMA HOA, the HOA has always used recycled water for its landscape irrigation. To follow IRWD's web updates, please see this link:

<http://irwd.com/liquid-news/the-governor-asks-california-to-reduce-water-use-by-25>

SECTION 3 NEW BUSINESS

- [Reserve Study Proposals](#) – The board voted to approve the use of the 2014 Reserve Study vendor for the 2015 offsite Reserve Study. Why does GEMA do a reserve study? A reserve study is a long-term capital budget planning tool which identifies the current status of the association's reserve fund and a stable and equitable funding plan to offset ongoing deterioration, resulting in sufficient funds for when those anticipated major common area expenditures actually occur. The reserve study is to give those that are overseeing the maintenance of the association's property (i.e. the Board) a better idea of what major expenses to anticipate and an educated estimate of when these expenses will occur. In addition to being helpful planning tools, reserve studies for Homeowners Associations are legally mandated in California.
- [Standardize House Number Bids](#) – 3 bid responses are being sought to standardize the "look and feel" of the house numbers on all of the association homes. The intention is to make it easier for emergency personnel to locate your home. Further updates to follow.
- [House Number Curb Painting Bids](#) – 3 bid responses are being sought to paint the house numbers on the curbs facing East Yale Loop as well as the curbs in the alleyway. The intention is to make it easier for emergency personnel to locate your home. Further updates to follow.
- [Board of Directors Election](#) – It is that time of the year to elect a new Board of Directors. You should have received your election material in the mail. Although you are not required to vote, a quorum of 50% of the membership is required to conduct the annual election. If a quorum of the membership is not achieved, the election can't be held. A new election date must be set and additional expenses to the Association will be incurred. PLEASE VOTE - Even if there are only five candidates running.

SECTION 4 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 July 14, 2015 (6:30PM, 31 Creek Road). This is the annual meeting to elect a new Board of Directors. Please vote.**
- [The GEMA Website](#) – The Garden Estates Maintenance Association website can be found at <http://www.myhoa.com/gardenestates/>