

Garden Estates Newsletter

FIFTH EDITION

JUNE 2016

Welcome to the fifth 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 June 2016 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [June Board Meeting](#) – Directors attending the June 14, 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 3/31/2016			
Assets		Liabilities & Equity	
Total Operating Assets	\$87,085.37	Total Liabilities	\$17,346.66
Total Reserve Assets	\$589,550.84	Total Reserves	\$595,155.36
Total Other Assets	\$16,801.64	Total Equity	\$80,935.83
Total Assets	\$693,437.85	Total Liabilities & Equity	\$693,437.85
Income			
Total Income	\$107,795.39		
Current Year to Date Surplus	\$7,825.39		

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. This issue is still under review. The association contractors are addressing it on a case by case basis.
- Some homeowner interest has been expressed in the installation of an attic fan. The existing process should be followed; Complete and submit the Home Improvement Application to the GEMA Architectural Committee. The Home Improvement Application can be found on the GEMA website located at http://myhoa.com/gardenestates/documents_menu.htm or at the Woodbridge Village Association office.

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – The landscape committee provided an update as follows:
 - ✓ The tree trimming by Las Flores (the association's landscaper) has been completed.
 - ✓ The WeatherTrak (Weather based irrigation controllers) system has been running for the month trouble free.
 - ✓ Las Flores reads the water meters on a weekly basis to ensure the water use is within allocation. GEMA had one stuck meter during the month. There may be a very small penalty. If there is, Las Flores will apply for an adjustment with IRWD on behalf of GEMA.
 - ✓ The general overall condition of the landscape appears to be healthy and thriving. Walkthroughs with follow up drive-through of the entire community occurred last week and it looked pretty good.
 - ✓ There are several spots in the turf where the Bermuda grass is not performing well. Las Flores is in the process of seeding these areas. This should be completed by the end of the week (6/17/16). The seed should germinate in 10-15 days and fill in the bare spots.
 - ✓ Additionally Las Flores installed some bushes and plants throughout the community.
 - ✓ 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. It was determined that there are different depths of asphalt throughout the GEMA association. Clarification on the proposals (recommendation and expected life of the recommendation) is being sought before a final decision on one proposal is made. The funding for this work will come out of the reserve budget.

SECTION 5 NEW BUSINESS

- Reserve Study Proposals – It is that time of the year for the annual Reserve Study to be done. 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. In addition to being helpful planning tools, reserve studies for Homeowners Associations are legally mandated in California. It was suggested that Reserve Data Analysis (RDA) do a full field inspection as part of their Reserve Study feedback.
- Annual Election – The association's annual election for Board of Directors is July 12, 2016. It is very important that everyone takes a few minutes to vote and return their ballot. If a voting quorum (50% of the homeowners) is not reached, the election can't be held. This lack of a voting quorum would require GEMA to establish a new date for the election at an additional expense to the Association. We really want to avoid that additional expense – PLEASE VOTE. Even though there are five candidates vying for five Board of Director positions. 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 July 12, 2016 (6:30PM, 31 Creek Road).**