

# Garden Estates Newsletter

SECOND EDITION

MARCH 2016

Welcome to the second 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 meetings. This newsletter contains information from the March 2016 Board meeting.

## CONTENTS

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

## SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [March Board Meeting](#) – Directors attending the March 8, 2016 meeting were: Katherine Williams (President), Jonathan Burke (Vice President), Steve Corea (Treasurer), and Lee Schneider (Secretary). Fifi Chao (Member at Large) was not able to attend the meeting. Katherine ran the meeting.
- [Financial Review](#) – Steve Corea, Treasurer, provided the financial update. Below is a summary of the 5 page financial report.

<b>Financials as of 1/31/2016</b>			
<b>Assets</b>		<b>Liabilities &amp; Equity</b>	
Total Operating Assets	\$76,162.02	Total Liabilities	\$11,658.53
Total Reserve Assets	\$661,027.31	Total Reserves	\$666,631.83
Total Other Assets	\$19,911.81	Total Equity	\$78,810.78
Total Assets	\$757,101.14	Total Liabilities & Equity	\$757,101.14
<b>Income</b>			
Total Income	\$35,929.13		
Current Year to Date Surplus	\$5,700.34		

## SECTION 2 COMMITTEE REPORTS

- [Architectural Committee](#) – The Board is asking if anyone in the Association would like to be on the Architectural Committee. Some background in this field would be a requirement. If interested, please contact Cardinal Property Management (714-779-1300).
- [Landscape Committee](#) – Mowing of the association has been intentionally postponed due to the recent rainy weather. Las Flores (the landscaper) did not want the mowers to sink into the soft turf and leave wheel marks in the grass. Las Flores will start to plant drought tolerant plants in some of the barren areas of the association with priority given to the planters around the patios/walkways, front/rear yard areas, and perimeter wall planters areas. Las Flores has provided the association with the seasonal plant pallet

(drought tolerant). This plant list will be posted to the GEMA web site. The association's attorney (Dirk Petchul) is almost done with the binder documenting the landscaping/planting around each homeowner's home. This is known as the Common Area Covenant.

### SECTION 3 OLD BUSINESS

- Street Paving – Three proposals were received to repave the streets in the association. The process involves removing 1.5" of the existing asphalt, laying new asphalt, allowing the new asphalt to settle/harden/dry, apply a seal coat to the new asphalt, and then stripe (with paint) the parking areas. The funding for this work will come out of the reserve budget. The asphalt replacement is expected to cost approximately \$132,000 compared to a reserve balance of \$250,000. The vendors will be asked "what is the best month" to complete the re-paving work? They will also be asked to include in their bids the cost to fix some of the broken concrete curbs. It is expected that this work will take place during the summer months. An invitation will be extended to the vendors to come to the April board meeting to clarify any questions on their proposals.

### SECTION 4 NEW BUSINESS

- Maintenance Matrix – The Maintenance Matrix (who is responsible for the repair of what) will be posted to the GEMA web site. A point of clarification...recently there have been a couple of cases where the water shut off valve that the association maintains has failed. The shut off valve is normally on the water line going into one's home and is usually located by the garage. The association maintains this valve. To address any issues with the valve, please contact Cardinal Property Management so that the association's plumber can inspect and correct any issues.

### SECTION 5 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 April 12, 2016 (6:30PM, 31 Creek Road).
- The GEMA Website – The Garden Estates Maintenance Association website can be found at <http://www.myhoa.com/gardenestates/>