

Garden Estates Newsletter

THIRD EDITION

MARCH 2018

Welcome to the third 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 March 2018 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [March Board Meeting](#) – Directors attending the March 13, 2018 meeting were: Jonathan Burke (President), Katherine Williams (Vice President), Steve Corea (Treasurer), and Lee Schneider (Secretary). Jonathan ran the meeting.
- [Financial Review](#) – Steve Corea, Treasurer, provided the financial update. The table below is a summary of the financial report.

Financials as of 1/31/2018			
Assets		Liabilities & Equity	
Total Operating Assets	\$50,075.29	Total Liabilities	\$12,589.67
Total Reserve Assets	\$603,408.15	Total Reserves	\$609,012.67
Total Other Assets	\$1,074.18	Total Equity	\$32,955.28
Total Assets	\$654,557.62	Total Liabilities & Equity	\$654,557.62
Income			
Total Income	\$35,929.06		
Current Year to Date Surplus	\$7,173.87		

SECTION 2 HOMEOWNER FORUM

- 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. Work is underway to correct the color on those few garage doors.
- One homeowner mentioned that they had seen an increase in the coyote population around the retention basin. Irvine Animal Services would like to remind all homeowners that the coyote population, while more active in Woodbridge, is following its usual pattern. Please **DO NOT** leave pet food outside as this will attract coyotes and/or rats. If you would like to report a coyote sighting, you can do so by calling the Irvine Animal Services at 949-724-7092 or email coyotesighting@cityofirvine.org

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – The landscape committee submitted the following report:
 - ✓ In regards to WeatherTrak (the weather based irrigation controllers), the system is working as designed.
 - ✓ The Board approved the annual tree trimming proposal.

SECTION 4 OLD BUSINESS

- Concrete Fencing – The concrete fencing (that borders many homes in the association) was first installed in 2000. This fencing is starting to develop cracks and appears to be failing in many places. The Board has requested that the association contractor inspect all of the concrete fences for needed repairs. The findings were reviewed at the February 2018 meeting. The repairs are extensive with a proposed cost of \$46K. The proposed repairs (by the first bidder) were not validated with a second bid from another contractor (for the repairs). The Board denied the first bid for repairs (\$46K). The Board will walk the property with the second bidder and inspect the concrete fences. A final concrete fence repair proposal will be reviewed at the April 10, 2018 meeting.

SECTION 5 NEW BUSINESS

- Miscellaneous Expenditures – The Board reviewed (and approved) an expenditure for termite treatment at one homeowner's house.
- Solar Energy Policy – The Solar Energy Policy rule change was adopted.
- CVC Enforcement – The CVC (California Vehicle Code) enforcement signs are out of date. Some of the speed limit signs are also faded such that the signs can no longer be read. Updated sample (of both signs) will be reviewed at the April 10, 2018 meeting.

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 April 10, 2018 (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>