

# Garden Estates Newsletter

FOURTH EDITION

MAY 2016

Welcome to the fourth 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 May 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

- [May Board Meeting](#) – Directors attending the May 10, 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.

<b>Financials as of 3/31/2016</b>			
<b>Assets</b>		<b>Liabilities &amp; Equity</b>	
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
<b>Income</b>			
Total Income	\$107,795.39		
Current Year to Date Surplus	\$7,825.39		

## 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](#) – The landscape committee provided an update as follows:
  - ✓ Las Flores (GEMA's landscaper) has now resumed mowing on a weekly basis. (Weekly mowing was briefly suspended during the rain periods so that the mowers would not sink into the lawn creating damage).
  - ✓ All the association turf has been fertilized.
  - ✓ The association has a mixture of grass types. Rye grass (which is a "cool season" grass) is fading

as we move thru spring into summer. Bermuda and Kikuyu grasses (which are "warm season" grasses) are starting to grow. There are sections of the association where the grass may appear to be dead when in reality the grass is transitioning from Rye to Bermuda/Kikuyu. If you do identify grass areas of concern, please contact Cardinal Property Management (714-779-1300) and let them know.

- ✓ All of the irrigation controllers have been validated to be working with WeatherTRAK (A service that provides "smart water management").
- ✓ There remains a few days left on the spring tree trimming.
- ✓ Las Flores provided the Board with an extensive list of suggested common area plants. The board will review the list and discuss at the June 2016 meeting.
- ✓ The association's attorney (Dirk Petchul) has completed the binder documenting the landscaping/planting around each homeowner's home. (This is known as the Common Area Covenant.) The Board's vote on the Common Area Covenant will be delayed until the next meeting.

### SECTION 3 OLD BUSINESS

- Street Paving – A revised proposal 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. As a result, some of the existing asphalt will be removed and new asphalt will be applied (with a crown in the center to allow for proper water run off). The asphalt will include a Petromat membrane which retards cracking and water penetration into the cracks. Once the new asphalt settles/hardens/dries, a seal coat will be applied, and then striping (with paint) in the parking areas will complete the process. 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. It is expected that this work will take place during the summer months and will avoid trash pickup day. With the revised proposal, the remaining question is...what is the useful life of the materials used? A final decision on paving is expected at the June 2016 meeting.
- House Numbers - It was noticed that the recent painting of the house numbers on the curb (that faces East Yale Loop) contained some errors. The vendor that did the work has been contacted to make the necessary corrections.

### SECTION 4 NEW BUSINESS

- Cardinal Property Management – Cardinal has a new Community Manager for our association. Nancy Vlasak can be reached at 714-779-1300 or [nvlasak@cardinal-online.com](mailto:nvlasak@cardinal-online.com).

### 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 June 14, 2016 (7:00PM, 31 Creek Road).
- The GEMA Website – The Garden Estates Maintenance Association website can be found at <http://www.myhoa.com/gardenestates/>