

Garden Estates Newsletter

FIFTH EDITION

MAY 2017

Welcome to the fifth edition of the 2017 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 May 2017 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [May Board Meeting](#) – Directors attending the May 9, 2017 meeting were: Katherine Williams (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. The table below is a summary of the financial report.

Financials as of 3/31/2017			
Assets		Liabilities & Equity	
Total Operating Assets	\$56,578.14	Total Liabilities	\$15,072.55
Total Reserve Assets	\$549,994.26	Total Reserves	\$555,598.78
Total Other Assets	\$412.66	Total Equity	\$36,313.74
Total Assets	\$606,985.07	Total Liabilities & Equity	\$606,985.07
Income			
Total Income	\$107,754.35		
Current Year to Date Surplus	\$13,644.33		

SECTION 2 HOMEOWNER FORUM

- A homeowner reported that after some initial work was completed on their driveway, their garage continues to flood when it rains. CPR (the Association's contractor) has reviewed the situation and will send Cardinal (the Association's Property Management Co.) their report. Next steps will be reviewed at the June 13, 2017 meeting.

SECTION 3 COMMITTEE REPORTS

- [Landscape Committee](#) – The landscape committee submitted the following report:
 - ✓ Las Flores continues to remove dead or dying plants/shrubs on an as needed basis.
 - ✓ In regards to WeatherTrak (the weather based irrigation controllers), the system is working as designed.

GEMA has successfully stayed within our water use allocation from Irvine Ranch Water District.

- ✓ Las Flores continues to install drought tolerant plants to replace water intensive plants (i.e. Agapanthus).
- ✓ The installation of the drip irrigation system will begin the week of May 15, 2017.
- ✓ The Board approved the installation of plants that bring a "pop of color" to the association. The planting will be done in three phases. Phase 1 has been completed. Phase 2 is in progress. Phase 3 will commence in June.

SECTION 4 OLD BUSINESS

- Covenant Checklist – The Board has reviewed and documented the three homes that have been "grandfathered" into the Covenant Checklist.
- Solar Tubes – A number of homeowners have recently submitted Home Improvement Applications for the installation of solar tubes. The submissions have contained different color solar tubes as well as different numbers of solar tubes to be installed. The Board discussed and drafted some guidelines such as the number of solar tubes to be installed, the color of the solar tubes, and who is to maintain the solar tubes. The draft guidelines will be reviewed at the June 13, 2017 Board meeting and voted upon to become GEMA policy.

SECTION 5 NEW BUSINESS

- Association Street Paving – The association street paving has been completed but the work needed to be reviewed for quality/completeness. A list of areas to be fixed has been compiled and the findings will be discussed at the June 13, 2017 Board meeting. Ben's Asphalt has agreed to repair the problem areas. Once all of the repair work has been completed (and the asphalt has cured), a slurry/sealer coat will be applied to cover all of the new asphalt. The Board pre-approved the slurry coat and striping expenditure.
- Miscellaneous Expenditures – The Board reviewed (and approved) a number of expenditures that included common area fence repairs, roof vent replacement, and termite treatment of a home.

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 June 13, 2017 (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>