

Garden Estates Newsletter

FIFTH EDITION

MAY 2018

Welcome to the fifth 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 May 2018 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [May Board Meeting](#) – Directors attending the May 8, 2018 meeting were: Jonathan Burke (President), Katherine Williams (Vice President), Steve Corea (Treasurer), Lee Schneider (Secretary), and Ron Gravell (Member at Large). 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 3/31/2018			
Assets		Liabilities & Equity	
Total Operating Assets	\$59,620.77	Total Liabilities	\$11,284.73
Total Reserve Assets	\$602,170.21	Total Reserves	\$607,774.73
Total Other Assets	\$1,143.32	Total Equity	\$43,874.84
Total Assets	\$662,934.30	Total Liabilities & Equity	\$662,934.30
Income			
Total Income	\$107,788.20		
Current Year to Date Surplus	\$18,093.43		

SECTION 2 HOMEOWNER FORUM

- One homeowner mentioned that it would be helpful if the vendors that are responding to homeowner work orders, left "some sort of notice" indicating that they had been at a homeowner's property to address the homeowner's concern. For example, if the association's exterminator had been to one's home to spray the exterior for spiders, the exterminator would slip a piece of paper in the door indicating that they had been there. Other homeowners thought it would be a good idea as well. Cardinal Property Management is going to ask all vendors to adopt this policy.

SECTION 3 COMMITTEE REPORTS

- [Landscape Committee](#) – The landscape committee submitted the following report:

- ✓ The grass was fertilized the last week of April.
- ✓ The perimeter planting has started and will be completed in the next 3 to 4 weeks.
- ✓ Tree trimming is underway and should take about 2 to 2.5 weeks to complete.
- ✓ The "pops of color" planting throughout the community will commence after the tree trimming is completed.
- ✓ Mulching throughout the community will begin after the tree trimming is completed.
- ✓ The WeatherTrak (the weather based irrigation controllers), system is working as designed.

SECTION 4 OLD BUSINESS

- Bi-Monthly Board Meetings – The Board discussed whether to move from monthly meetings (the second Tuesday of every month) to bi-monthly meetings (the second Tuesday, every other month). The Board agreed to the bi-monthly meetings. The association's financials would be e-mailed to all Board members on a monthly basis. All other association procedures would continue as normal. There would be no change in the Cardinal Property Management fees. This means that the **next association meeting will be held on July 10, 2018.**
- Landscape Covenant – The Landscape Covenant was re-visited...specifically the fees that are associated with the Covenant. As originally drafted, the Covenant fees were \$675.00. Upon review, the Covenant fees have been reduced to \$375.00. Property Management will draft a "Landscape Covenant Information" letter that will eventually be sent to all homeowners.

SECTION 5 NEW BUSINESS

- Association Insurance – The Board reviewed and approved the renewal of the association's insurance policy.
- Parking Rules – The Board discussed the association's parking rules and it became evident that the rules were dated (at least 17 years old). Revisions to the rules will be discussed at the July 10, 2018 meeting.
- Golf Carts – The Board discussed the use of golf carts at the upcoming July 4th festivities. It has been previously observed that unlicensed teens are driving golf carts thru the association's property. This poses a liability exposure for the association if one (or more) of the cart drivers is injured on association property. Steve Corea volunteered to contact the Irvine City Manager to review the association's concern.
- Woodbridge Approvals – It was noticed that Woodbridge Village Association (WVA) has been approving homeowner requests without consultation or communication with GEMA. The WVA approvals have resulted in U-Hauls being parked on our streets for more than 48 hours and construction materials (i.e. dumpsters and Porta Potties) residing on our streets for more than a week. The Board is requesting of WVA that WVA notify GEMA prior to such approvals.
- Miscellaneous Expenditures – The Board reviewed a number of expenditures that included common area stucco wall repair (approval pending removal of offending homeowner tree roots) and securing another bid for fence repairs.

SECTION 6 REMINDERS

- The Next Association Meeting – The Garden Estates Maintenance Association meetings will be held bi-monthly. This means that the **next association meeting will be held on July 10, 2018** (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>