

Garden Estates Newsletter

TENTH EDITION

NOVEMBER 2016

Welcome to the tenth 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 meeting. This newsletter contains information from the November 2016 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [November Board Meeting](#) – Directors attending the November 15, 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. The table below is a summary of the financial report.
 - ✓ The 2017 association budget was approved with no new dues increase for 2017.
 - ✓ The Reserve Study will be reviewed at the January 10, 2017 Board meeting. Upon completion of the Reserve Study, the Board will review our dues for a potential reduction.

Financials as of 9/30/2016			
Assets		Liabilities & Equity	
Total Operating Assets	\$71,167.91	Total Liabilities	\$21,129.09
Total Reserve Assets	\$630,058.85	Total Reserves	\$635,663.37
Total Other Assets	\$6,511.30	Total Equity	\$50,945.60
Total Assets	\$707,738.06	Total Liabilities & Equity	\$707,738.06
Income			
Total Income	\$323,662.13		
Current Year to Date Surplus	(\$22,164.84)		

SECTION 2 HOMEOWNER FORUM

- One homeowner mentioned that they were concerned about the increase in the rat sightings in the association. The association's exterminator will be asked to identify where the current "bait boxes" are located and what type of bait is being used. This report will be reviewed at the January 10, 2017 Board meeting.
- One homeowner mentioned that they were concerned about the fact that their garage cement floors were not level. This issue has caused the garage door (the door one drives their car thru) not to close flush with

the cement floor. As a result, when it rains, water intrudes into their garage. There are 4 homes that have this problem. The association contractor responded with their proposals and the Board approved the work. The funding for this work will come out of the association's Reserves.

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – The landscape committee provided an update as follows:
 - ✓ Las Flores (the association's landscaper) is continuing to install drought tolerant plants throughout the community. Agapanthus will no longer be planted in 2017.
 - ✓ In regard to WeatherTrak (the weather based irrigation controllers), the system is up and working.
 - ✓ It was noted that in some areas, traditional irrigation is not sufficient. Las Flores was asked to provide the association with a proposal to install a drip irrigation system in those areas. This problem is mainly along the fences/perimeter of the association. The Las Flores bid was received while two more bids are being sought. All three bids will be reviewed at the January 10, 2017 Board meeting.
 - ✓ The seasonal plant palette has been approved and adopted by the Board and the final version will be mailed to each homeowner.
 - ✓ The Covenant Checklist will be reviewed at the January 10, 2017 Board meeting. At this meeting, the association's attorney, Dirk Petchul, will be in attendance to review the Checklist and answer any questions.
 - ✓ The Landscape Committee is currently comprised of five homeowners with a mixture of Board and non-Board members. The Landscape Committee is currently closed to new members. The committee membership will be reviewed at the January 10, 2017 Board meeting.
 - ✓ The Las Flores landscape contract is being reviewed as it was noted that some aspects of the existing contract are not being adhered to. This topic will be further discussed at the January 10, 2017 Board meeting.

SECTION 4 OLD BUSINESS

- Coyote Update – In order to ensure all homeowner's safety, the Board has approved the removal and trimming of vegetation that provides hiding spots for the coyotes. Ivy will be removed and bushes will be cut back and pruned. "Limbing up" (removing/thinning the lower portions of the bushes) will be done on the 476 EYL thru 508 EYL block only. This pruning will provide a different look as more wood and stucco will be exposed. The 476 thru 508 block is deemed as the "coyote epicenter" as this block is across from the wash basin where the coyotes frequent.
 - ✓ 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 it 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
- Association Street Paving – The association street paving has been completed but the work is going to be reviewed (for completeness). The findings will be discussed at the January 10, 2017 Board meeting.

SECTION 5 NEW BUSINESS

- December Meeting – Due to the holiday in December 2016, there will be NO December 2016 Board meeting. The next Board meeting will be January 10, 2017.

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 January 10, 2017 (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>