

# Garden Estates Newsletter

ELEVENTH

NOVEMBER 2017

Welcome to the eleventh 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 November 2017 Board meeting. **There is no association meeting in December 2017.**

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## SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [November Board Meeting](#) – Directors attending the November 14, 2017 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.

<b>Financials as of 9/30/2017</b>			
<b>Assets</b>		<b>Liabilities &amp; Equity</b>	
Total Operating Assets	\$22,693.50	Total Liabilities	\$12,732.06
Total Reserve Assets	\$596,625.83	Total Reserves	\$602,230.35
Total Other Assets	\$542.92	Total Equity	\$4,899.84
<b>Total Assets</b>	<b>\$619,862.25</b>	<b>Total Liabilities &amp; Equity</b>	<b>\$619,862.25</b>
<b>Income</b>			
Total Income	\$323,209.51		
Current Year to Date Surplus	\$4,899.84		

## SECTION 2 HOMEOWNER FORUM

- A homeowner mentioned that on the south side of the GEMA property there were some bald spots where no grass, plants or shrubs were growing. It was noted that in areas adjacent to the alleyway, replanting would be temporarily suspended until the slurry/sealer coat was applied to the asphalt. The thought was to avoid killing plants/turf during the application of the slurry/sealer coat.
- A couple of homeowners submitted work orders.
- One homeowner sought clarification on what was the association's responsibility to maintain and what was the homeowner's responsibility to maintain.

## 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 landscape crew working on the GEMA property will rotate thru the property on a continuous basis. The crew will be working on a different section of the property each month.
  - ✓ Las Flores will be directed to address some dead turf as well as overwatering in a couple of areas.

## SECTION 4 OLD BUSINESS

- Association Street Paving – The association street paving has been completed and Ben's Asphalt has repaired the problem areas that were marked with red spray paint. Since 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. GEMA will coordinate with Ben's to schedule the application of the slurry coat. Homeowners will be notified when the slurry coat will be applied.
- Solar Panel/Sun Tunnel Letter – In recent months, there has been interest in sun tunnels and solar roof panels. At the June 11, 2017 Board meeting, the directors adopted a rule change regarding sun tunnels. A copy of this sun tunnel rule change was mailed to all homeowners. It was suggested that the association attorney draft a resolution regarding the placement/responsibility for solar roof panels (as well as responsibility for sun tunnels) for review for the January 9, 2018 Board meeting.

## SECTION 5 NEW BUSINESS

- VA and FHA Approval – GEMA's VA & FHA loan certificates have expired. Work will commence to have both certificates recertified.
- Miscellaneous Expenditures – The Board reviewed (and approved) expenditures that included wood repairs around a home, termite treatment & repair at a home, and the replacement of some of the black light pole (in the alleyways) base covers.
- Trash Cans – During a recent site inspection it was noted that a number of homeowners' trash cans were still street side. Please put away your trash cans the night of trash pickup. The exception is if the cans are being left outside to have them professionally cleaned.

## 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 9, 2018 (6:30PM, 31 Creek Road).**
- The GEMA Website – <http://www.myhoa.com/gardenestates/>