

Garden Estates Newsletter

TENTH EDITION

OCTOBER 2017

Welcome to the tenth 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 October 2017 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

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

Financials as of 8/31/2017			
Assets		Liabilities & Equity	
Total Operating Assets	\$19,434.23	Total Liabilities	\$12,028.66
Total Reserve Assets	\$590,087.45	Total Reserves	\$595,691.97
Total Other Assets	\$523.71	Total Equity	\$2,324.76
Total Assets	\$610,045.39	Total Liabilities & Equity	\$610,045.39
Income			
Total Income	\$287,295.30		
Current Year to Date Surplus	\$2,324.76		

SECTION 2 COMMITTEE REPORTS

- [Landscape Committee](#) – The landscape committee submitted the following report based upon their recent walk thru:
 - ✓ In regards to WeatherTrak (the weather based irrigation controllers), the system is working as designed.
 - ✓ The drip irrigation system is tied into WeatherTrak. The duration and frequency of watering via the drip irrigation is determined by WeatherTrak. The watering timeframe is in the early morning.
 - ✓ A proposal from Las Flores Landscape was discussed. The proposal included yellow lantanas, purple lantanas, mixed geraniums, in addition to purple and white agapanthus. The proposal was approved, but planting will not commence until after the slurry work by Ben's Asphalt is completed.
 - ✓ The Board did approve a proposal from Las Flores Landscape to install plants by the front door of 3 homes where bare areas exist.

SECTION 3 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.

SECTION 4 NEW BUSINESS

- 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 November 14, 2017 Board meeting.
- Concrete Fencing – The concrete fencing (that borders many homes in the association) was first installed in 2000. This fencing is starting to develop cracks and appears to be failing in many places. The Board has requested that the association contractor inspect all of the concrete fences for needed repairs. The findings will be reviewed at the November 14, 2017 meeting.

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 November 14, 2017 (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>