

Garden Estates Newsletter

NINTH EDITION

SEPTEMBER 2017

Welcome to the ninth 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 September 2017 Board meeting.

CONTENTS

Section 1 Standard Parts of Each Monthly Meeting.....	1
Section 2 Committee Reports	1
Section 3 Old Business.....	2
Section 4 New Business.....	2
Section 5 Reminders.....	2

SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [September Board Meeting](#) – Directors attending the September 12, 2017 meeting were: Jonathan Burke (President), Katherine Williams (Vice President), Steve Corea (Treasurer), Lee Schneider (Secretary), and Fifi Chao (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. The 2018 Reserve Study was approved after being updated with some recent changes to the GEMA property (i.e. roadway repaving). The 2018 Draft Budget was also approved with no increase in dues for 2018.

Financials as of 7/31/2017			
Assets		Liabilities & Equity	
Total Operating Assets	\$16,258.08	Total Liabilities	\$14,707.05
Total Reserve Assets	\$596,421.17	Total Reserves	\$602,025.69
Total Other Assets	\$515.71	Total Equity	(\$3,537.78)
Total Assets	\$613,194.96	Total Liabilities & Equity	\$613,194.96
Income			
Total Income	\$251,417.30		
Current Year to Date Surplus	(\$3,537.78)		

SECTION 2 COMMITTEE REPORTS

- [Architectural Committee](#) – There was no report but interest in solar roof panels was discussed. It was suggested that the association attorney draft a resolution regarding solar roof panels for review at the October 10, 2017 Board meeting.
- [Landscape Committee](#) – The landscape committee submitted the following report:
 - ✓ Las Flores (with Board approval) has increased the association's water consumption by 10% starting on July 7, 2017. 99% of the association's water allocation is now being used as of this meeting.
 - ✓ In regards to WeatherTrak (the weather based irrigation controllers), the system is working as designed.
 - A homeowner asked what time(s) does the irrigation come on and is the drip irrigation system tied

into WeatherTrak? The answer(s) will be reviewed at the October meeting.

- ✓ 50% of the association's fertilization has been completed.
- ✓ The installation of the drip irrigation system has been completed.
- ✓ The Board approved a recommendation to install purple and white Agapanthus, mixed Geraniums, and yellow Lantanas along the perimeter (by the fence that delineates the GEMA property from other associations' property) as well as to mulch the perimeter area.

SECTION 3 OLD 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 those areas have been marked with red spray paint. Ben's Asphalt has agreed to repair the problem areas. A third party reviewed the association's paving and agreed with the marked problem areas (that Ben's marked with red spray paint). The Board felt that the repair areas are larger than what has been marked by Ben's. The third party did suggest that the association get a "materials list" from Ben's. The list would help in determining the thickness of rock that had been put down. (As an aside, 20% of the payment has been withheld from Ben's until the work has been completed to the association's satisfaction). 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. It was suggested that the association contact Ben's CFO to review the issues.

SECTION 4 NEW BUSINESS

- Management Fee Increase – The association's management company (Cardinal Property Management) will be increasing their fees by 5% starting January 2018. The association's dues will not increase (as noted above) for 2018.
- Miscellaneous Expenditures – The Board reviewed (and approved) an expenditure that included wood repairs around a home.
- 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 October 10, 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 October 10, 2017 (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>