

Garden Estates Newsletter

SEVENTH EDITION

SEPTEMBER 2018

Welcome to the seventh 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 September 2018 Board meeting.

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SECTION 1 STANDARD PARTS OF EACH MONTHLY MEETING

- [September Board Meeting](#) – Directors attending the September 11, 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.
- [Annual Election](#) – Cardinal Property Management has already mailed a postcard to all homeowners with the results of the annual election. Five homeowners were elected to serve on the Board of Directors. The next step is to have the Board members decide who will be President, Vice President, and so forth. The organization of the Board has been tabled until the November 13, 2018 meeting.
- [Financial Review](#) – Steve Corea, Treasurer, provided the financial update. The table below is a summary of the financial report. The 2019 draft budget will be reviewed at the November 13, 2018 meeting.

| Financials as of 7/31/2018 | | | |
|-----------------------------------|--------------|---------------------------------|--------------|
| Assets | | Liabilities & Equity | |
| Total Operating Assets | \$58,535.89 | Total Liabilities | \$17,810.60 |
| Total Reserve Assets | \$614,965.17 | Total Reserves | \$620,569.69 |
| Total Other Assets | \$1,641.33 | Total Equity | \$46,762.10 |
| Total Assets | \$675,142.39 | Total Liabilities & Equity | \$675,142.39 |
| Income | | | |
| Total Income | \$251,541.21 | | |
| Current Year to Date Surplus | \$10,980.69 | | |

SECTION 2 HOMEOWNER FORUM

- One homeowner mentioned that they were having rat/mice intrusion into their attic via small holes in the roof. This homeowner was following up on a work request to have the roof holes eliminated. Cardinal was going to contact the association's roofer (Elite Roofing) to ascertain the status of this work request.
- A homeowner mentioned that they had questions regarding the recent Board of Directors election. This

homeowner was seeking clarification regarding the first call ((51% (49 ballots) needed to be returned)) and the second call which was held on July 30th at 10:00AM at the Cardinal Property Management conference room. Once the ballots were opened and the results tallied, Cardinal mailed a postcard to all homeowners with the results. This homeowner also did a lot of work to review the "approved plant list". Upon review, this homeowner found that in addition to plants on the list, trees were also included. What this homeowner suggested was that the "approved plant list" be scrubbed to remove all trees and to indicate exactly what types of plants can be planted (i.e. many plants have many varieties, etc.). A review of the approved plant list is scheduled for the November 13, 2018 meeting.

SECTION 3 COMMITTEE REPORTS

- Landscape Committee – The landscape committee submitted the following report as a result of their walk thru on September 8, 2018:
 - ✓ The WeatherTrak (the weather based irrigation controllers) system is working as designed. It is running at 20% over allocation (as approved by the Board) but will be reduce as it appears that the recent heat wave has passed.
 - ✓ A lot of pine needles were noticed (on the ground & walkways) during the walk thru. In talking with the landscaper, (Las Flores), they indicated that this shedding was normal given the recent heat wave. Las Flores did inspect the pine trees in the association and found them all to be healthy.
 - ✓ The yellow spots and dry patches in the GEMA turf should be considered for thatching.
 - ✓ The Agapanthus that were transplanted along the perimeter walls appear to not be doing so well. A bid has been requested from Las Flores on the cost to replace these Agapanthus.
 - ✓ There remains some questions regarding the drip irrigation system that was installed along the perimeter walls as to whether the system is working correctly. The areas serviced by the drip irrigation system appear to be drier than expected. Las Flores is going to have a technician from Rain Bird inspect the drip irrigation system (at no cost to GEMA) to ensure the system is operating correctly.

SECTION 4 OLD BUSINESS

- Perimeter Fences – The perimeter fences (those that border GEMA and other HOAs/single family homes) are failing in a number of places and are in need of replacement. There is funding in the association's reserves to pay for this replacement. One bid received is in the neighborhood of \$174K. Two more bids are being sought and will be reviewed at the November 13, 2018 meeting.

SECTION 5 NEW BUSINESS

- Miscellaneous Expenditures – The Board reviewed (and approved) expenditures that included termite treatment/wood repairs and the repair of two sections of shared fences (with two Silkberry homes).

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 November 13, 2018** (6:30PM, 31 Creek Road).
- The GEMA Website – <http://www.myhoa.com/gardenestates/>