



MAY 2022

NEIGHBORLY NOTES from Christine

My nomination for Best Bumper Sticker of 2022:

MAKE AMERICA KIND AGAIN

The Beauty of Glenwood: **Spring** has been beautiful, complete with limitless shades of green. Glenwood is especially beautiful with our park like setting and blooming plants. How are your own plants doing? The weather is perfect for us to work in our flowerbeds to make our own units especially beautiful too. All residents please **take a critical look at your own entry area**. Is it an attractive representation of YOU? If not, how can you make it look awesome? **Here's a checklist** to help you evaluate what you can do to present your best image to all who live, drive or walk on the Terrace, Drive and Circle.

*Are all plants visible to the street **ALIVE?** If not, remove dead ones and consider a visit to Home Depot, Lowes or Armstrong Nursery to check out what you can plant there instead.

*Make sure all plants are **Drought Tolerant**. We live in a desert and are facing greater water shortages and higher water rates from our city. This should be a major concern for all of us in Glenwood.

*If you display plants in pots on your front porch or entry, make sure they coordinate in color and size to show a **cohesive plan**. The best and most affordable source of glazed pots I've found is Home Goods. All of the above retail stores mentioned also carry a good selection of beautiful pots.

*The pots and plants you choose **reflect your taste and color preference**. Have fun choosing or adding to your collection!

*After placing healthy plants and pots where they look best, consider any bare soil showing. The **finishing touch** is a layer of **mulch**. You can find that at any nursery center in the above-mentioned retail locations. Mulch helps retain water in the soil, allowing less frequent use of precious water. It limits the growth of weeds and looks **neat and tidy**.

***Beautifying our front entry** spaces (under the roof line) is important to **resale values**. Prospective buyers look carefully at the complete complex so it's important to put in the effort to make Glenwood look "classy" in the areas we are responsible for. Our gardeners work hard to make the community property areas look great. Let's do our part.

*You do not have to finish the entire project in one day! It takes time to find the supplies you want. Planning and planting take time to evaluate what looks best.



Neighbors can help each other with their projects, it's more fun with a friend helping you!

*It's going to be **good exercise!** Plan on a hot shower or bath when finished working in your flowerbed! Those sore muscles will feel good when your project is finished and you love the neat, satisfying view each time you turn into your driveway. Trust me!

Fullerton has a Compassionate Heart! Women's Transitional Living Center Breaks Ground on Hope House (Reprinted From the Fullerton Observer)

"Hope is coming soon to survivors of domestic violence and human trafficking with the April 6 **groundbreaking of Hope House**, a new California craftsman-style four-bedroom, two-bathroom, multi-family residence to be built in a Fullerton neighborhood. When completed, Hope House will accommodate 16 to 20 survivors for up to 24 months at no cost to them, adding much-needed capacity for the Transitional Housing Program run by nonprofit Women's Transitional Living Center, Inc. (WTLC)."

Pride in our School Age to College Age Students in Glenwood: It's been great having so many Kidz living in Glenwood. Congratulations to all Graduates! Kindergarten? Grade School? Middle School? Junior High? High School? College? Post Grad? Please let Virginia or Me know if you have a happy graduate this year. We try to get photos of all of them into the Glenwoodian.

I'm a proud Grammy of a Graduate of Baylor this year. Sadly, for his mom and me, he'll be living in Dallas, where he already has his dream job. My two granddaughters graduate High School this year. One heads off to NYC to The New School. The other will be closer to home, attending Loyola Marymount. Thank you for letting me brag! I'm so proud of them.

Send me your Brags, I'll include them next month.

City of Fullerton Website: Remember to check the Fullerton website: cityoffullerton.com to find out what is happening in our town. Don't forget Thursday Downtown Market from 4:30 to 8:30. Fresh produce, flowers, plants, and other edibles! Live music on the stage.

More news next month! So much to get involved with. . **Volunteer** in Glenwood! **Volunteer** for Non-Profits in the City. We have many opportunities to do good in our community.

Questions, Comments? Christine neverpeak@yahoo.com



VIRGINIA'S POOL SIDE CHAT

Board Meetings: The board meets on the fourth Tuesday of the month at 7:00 p.m. at the Club House. Next meeting is May 24th.

Asphalting Streets Update: In March So Cal. Bobcat & Concrete core drilled 9 core samples. The samples will be used by the vendors to determine pavement density for purposes of preparing their bids.

Fiber Optic Cable and City of Fullerton: The City of Fullerton (City) is installing fiber optic cable in various sections of the city. The section Glenwood is located within appears to be scheduled for work sometime in the fall (per GigabitNow, company doing the fiber optic cable installation for the City). This scheduled period is tentative and is subject to change. The Board is checking on information to see how and what installing fiber optic cable may mean for our community. Future newsletters will provide information as relevant for Glenwood.

Glenwood's Insurance Policies: At the March board meeting, the board approved renewal of the Association's property and general liability insurance policies with State Farm for a total annual premium of \$26,181. The property insurance has a \$10,000 deductible per occurrence.

The prior year annual premium was \$24,371. The increase in the annual premium is about 7 percent.

At the April board meeting the Board plans to discuss the renewal of the Association's earthquake policy.

Importance of Homeowner Unit Policies: The Association's property insurance policy covers only the structure, and if you own your home, you should consider obtaining a "Unit Owners Policy" covering replacement of your property for such things as personal property, wall and floor coverings, home improvements/upgrades, additional expenses while you are out of your home after a loss, personal liability, and the Association's master policy deductible. If you own and use your property as a rental, it is important to have a policy designed for owners of rental property.

In addition, obtaining an individual unit policy for earthquake and flood would assist you in paying large assessments for high deductible Association policies in the event of a catastrophic loss.



Vote by Acclamation: Early notices were mailed at end of March 2022 notifying homeowners of this year's candidate nomination deadline and of the ability for new directors to be seated by acclamation if all conditions are met. The deadline for submitting candidate nominations is June 30, 2022. Candidate nomination forms will be mailed out to homeowners in May. If you have any questions, please contact Ana Calva.

Homeowner Survey: A survey letter was sent out to all homeowners. Hopefully, homeowners took the time to mark their selection on whether the Board should or should not proceed on the rental cap amendment. The Board will discuss the survey results at the April 26th board meeting.

It Is Worth Repeating - Correct Contact Information: Please make sure your contact information, address and/or email is up to date. Please contact Ana Calva for questions and/or contact changes.

General Notice Postings: Glenwood Association has an internet website for distributing information on association business to its members. Glenwood posts its general notices to its website at www.myhoa.com/glenwood. If you wish to receive general notices by individual delivery, such as first-class mail or email please contact Ana Calva.

Election and Voting Rules: Glenwood's election and voting rules have been updated to include the newly passed legislation pertaining to election of directors by acclamation. The updated election and voting rules have been posted to Glenwood's website at www.myhoa.com/glenwood. If you would like the updated election and voting rules mailed to you, please contact Ana Calva.

Club House: The Club House is a place for gatherings, events, parties, and meetings and is important to the community overall. Since the interior of the Club House has not been painted in many years, the board at the March board meeting requested vendor proposals be submitted for such items as interior painting; steam cleaning rugs, steam cleaning and sealing the bathroom floors; and haul away services to remove large items that are broken and not fixable.

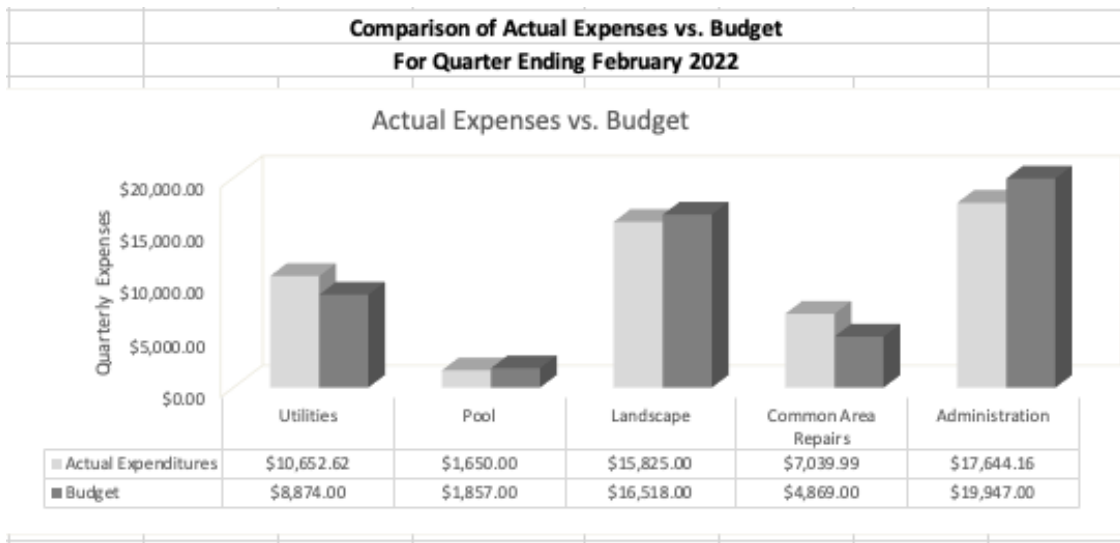
Workout Room in Clubhouse: The equipment in the workout room is old. If you have suggestions on improvements to the workout room, please send them to me at littlejeanie@me.com. Or, better yet, come to the board meetings to provide input during the open forum.

Treadmill: The treadmill in the clubhouse workout room has been broken for some time. The Board plans on having this equipment hauled away since it is not fixable. If you put down a \$10.00 (ten dollar) deposit for a key to use the



treadmill, you can get a refund by returning the key along with your deposit receipt. Please contact Ana Calva.

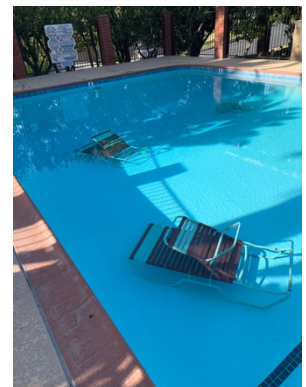
Quarterly Financial Report: The end of the first quarter shows expenditures slightly above budget estimates for quarter ending February 28, 2022. Actual expenses were greater than budget due to utilities (primarily water) and common area repairs due to annual gutter cleaning. The expenditure overage is primarily due to timing (i.e., a service such as gutter cleaning, that is paid in full when completed but budgeted monthly). Below is a chart showing the comparison of actual expenditures to budget.



Disturbances in Glenwood and Pool Area:



Homeowner complaints indicate noise nuisance and vandalism in Glenwood on the evening of April 8th through morning of April 9th. When the pool was checked Saturday morning (April 9th) around 8:30 am, the pool volunteer found that two lounge chairs and two table chairs had been thrown into the pool. Please remember if you see or hear suspicious activity, nuisances that are extreme, and vandalism occurring in Glenwood call the police and report it.



Protecting your community starts with you.

Other Informational Presentations: If there are presentations that the membership would find helpful, for example earthquake safety, please let me know. You can e-mail me at littlejeanie@me.com.