



## VIRGINIA'S POOL SIDE CHAT

**Board Meetings:** The Board meets on the fourth Tuesday of the month. The Annual Meeting is September 26<sup>th</sup> at 7:00 PM at the Clubhouse.

**Annual Meeting and Vote by Acclamation:** Glenwood's Annual Meeting will occur at the clubhouse on September 26<sup>th</sup> starting at 7 PM. Since the number of qualified candidates was less than the number of board positions that needed to be filled, the Board of Directors, after voting to do so, will seat the qualified candidate by acclamation. There were two board positions to fill and there was one qualified candidate: Virginia Luzi.

Remember, Glenwood's Annual Meeting is also a time to socialize and meet other homeowners. Refreshments will be served at the Annual Meeting, in addition to raffles for several door prizes. An invitation to the Annual Meeting was mailed to all homeowners in September.

**Fiber Optic Cable:** Two board members walked with SiFi Networks in September. Chamber location sites were confirmed (there are five locations) as well as drop sites for each home. Drop sites are the location the fiber optic cable will be brought into a home when the homeowner requests it from GigabitNow.

Glenwood still does not have an official start date from SiFi for bringing fiber optic cable into Glenwood. Homeowners will be notified when an actual start date is established by SiFi.

**GigabitNow Service Provider:** The Board had approved GigabitNow on an exclusive basis to market to Glenwood customers. Information has been put on Glenwood's website for residences to access GigabitNow's website and flyer.

Like any other utility, bringing fiber optic cable into the home for internet services is at the request and cost of the individual homeowner.

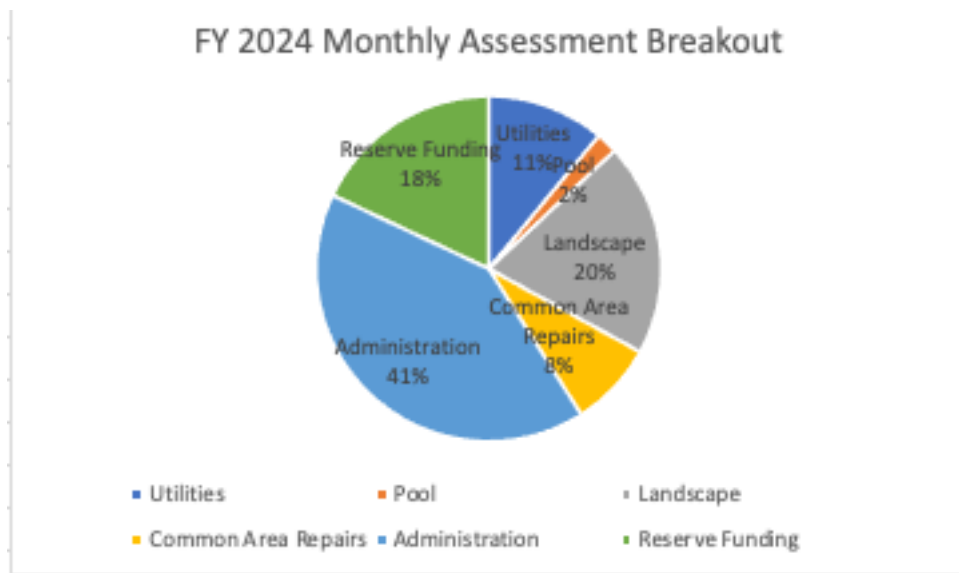
**Flat Roofs Over Garages:** The vendor who will be doing the flat roofs is J-P Contractors, Inc. There is no official start date yet for this project. Due to the weather, roofing contractors are running behind schedule. Homeowners will be notified via Glenwood's website, newsletter, and or e-mail blast when a start date is provided.



**Treeco:** Treeco started the crowning, thinning of Glenwood's trees on September 12<sup>th</sup>.

**Draft Budget:** At the September 13<sup>th</sup> board meeting, the Board approved the draft budget for Glenwood's 2024 fiscal year (FY). The FY year runs from December 1, 2023, through November 30, 2024. Due to the significant increases in insurance costs the monthly assessment for FY 2024 was increased to \$420. This is a 5% increase from FY 2023. Please know that increasing the monthly assessment is always a difficult decision.

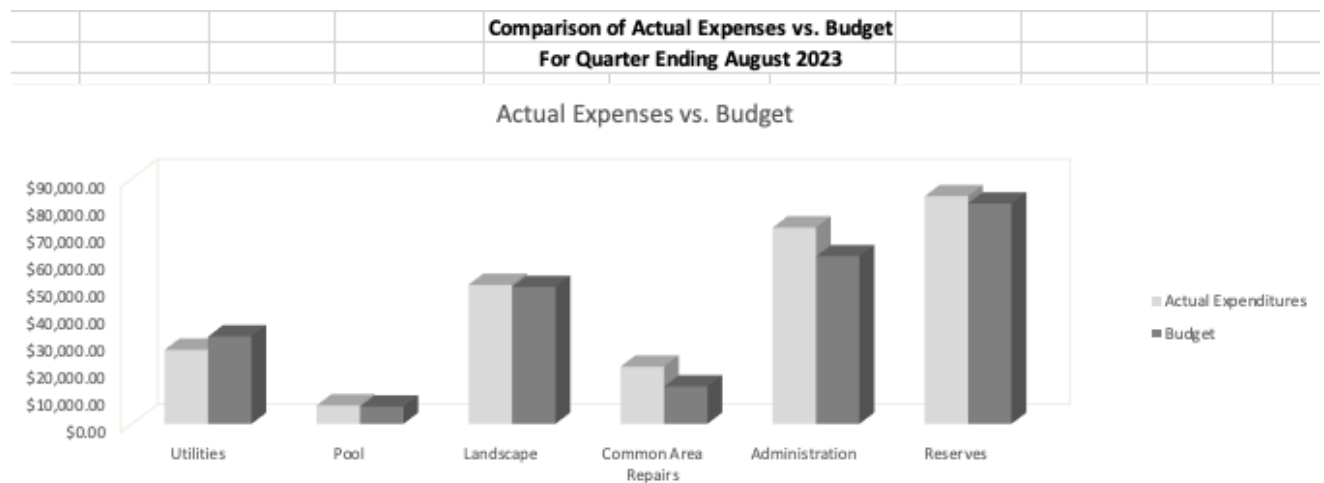
Glenwood's operating costs were increased by multiple vendors. The most significant increase in costs has been earthquake insurance which tripled in cost from prior years. We are a small community of 68 homeowners that bare these cost increases. To help in keeping the monthly assessment as low as possible, the budget significantly reduced the reserve funding to \$5,229. This was significantly less than the recommended funding level from the Reserve Study. (See "Reserve Study").



The above pie chart shows the percentage breakout of the monthly assessment of \$420. The break-out shows that about 82% of the assessment goes to everyday operating expenses such as utilities, pool, landscaping, common area repairs, and administration. Administration consists of costs for such things as insurance, property management, attorney, and audit costs. The remaining 18% is for funding the reserves. Reserve funds are only used for capital expenditures. A capital expenditure is defined as money that is spent to acquire, repair, update, or improve a fixed...asset such as building, land, and equipment.

**Reserve Study:** At the September board meeting, the board approved Glenwood's reserve study. Reserve contributions represent the daily deterioration of the reserve assets such as roofs, streets, driveways, gutters, sidewalks, pool, clubhouse, irrigation, trees/landscape, etc. "Maintaining the reserve fund at a level equal to the value of deterioration is called "full funding."<sup>1</sup> The reserve study recommends full monthly funding of the reserves at \$19,100. For the fiscal year 2024 Glenwood will be significantly underfunding the reserves. The Board will continue to assess the reserve funding level since it strongly impacts Glenwood's risk of special assessments or deferred maintenance. The Reserve Study will be posted to Glenwood's website.

**Quarterly Financial Report:** The end of the third quarter shows some expenditures (common area repairs and administration) are above budget estimates for quarter ending August 31, 2023.



**Halloween at Glenwood** – Pat Middlebrooks would like the community to know that she will be continuing to offer her porch as a Halloween spot for Kidz and adults on Halloween, October 31<sup>st</sup>. Think about stopping by and having a sip and snack while getting acquainted with neighbors. This is also an amazing opportunity for the Kidz's to show off their Halloween costumes.

**Halloween fun location:**  
**653 Glenwood Drive**  
**October 31<sup>st</sup> from 6:00 PM to 8:00 PM**

<sup>1</sup> Glenwood Association Reserve Study, Report #18298-13, page 10



**StoneKastle ComWeb Portal:** StoneKastle will be sending a letter out to all homeowners in the next month informing homeowners about the new portal hub and to register for an account on the portal. The new portal account will enable homeowners an easy way to check their account transactions, make a payment, update their profile with current information, contact association manager, view community alerts and announcements and much more. If you do not receive a letter by the end of October or have questions/concerns regarding the ComWeb portal, please contact Paige Frost at 714-395-5245 or [paige@stonekastle.com](mailto:paige@stonekastle.com).

Please note that the ComWeb Portal is not accessible to renters.

**Parking Overnight in Glenwood:** Please remember that Glenwood is a private community and parking overnight on Glenwood's streets between 2 a.m. and 5 a.m. is only allowed if the car is safelisted and is parked in one of the overnight parking spots. Please contact Patrol One to safelist a car. Cars that are not safelisted are towed at owner's expense. If a car has a G sticker and is not safelisted, a monetary fine is assessed by the Board. Glenwood's parking rules and regulations are on Glenwood's website at [myhoa.com/glenwood](http://myhoa.com/glenwood).

**Volunteers:** There has been an amazing history of volunteers over the years to help Glenwood be a wonderful place to live. The Board is reaching out to residents to see if they would like to volunteer to be on the pool committee, landscape committee, or social committee. These committees need more volunteers to help. If you are interested in volunteering, please contact Nancy Blasco and let her know. A committee or board member will reach out to you.

**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](http://www.myhoa.com/glenwood). If you wish to receive general notices by individual delivery, such as first-class mail or email please contact Nancy Blasco.



**NOTICES OF PESTICIDE APPLICATION: LANDSCAPE MAINTENANCE – VILLA PARK:** To help control weeds within common areas, Villa Park uses Fusilade II and Glyphosate/Roundup as needed. Villa Park performs weekly landscape services on Wednesday and Friday in Glenwood common areas.

**NOTICE OF PESTICIDE APPLICATION – COMMON AREA POSTING /Notification**

Pursuant to California Civil Code Section 1940.8.5, Owner/Agent hereby gives notice to all Residents, and all persons in the premises located at:

GLENWOOD HOA – COMMON AREAS FULLERTON CA 92632  
(Street Address) (City) (Zip)

Owner/Agent or Owner's/Agent's employee(s) will be applying pesticide(s) on

Weds. &/or Fridays at 8:00-3:00  
(Date) (Approximate Time)

The approximate date, time, and frequency of this pesticide application is subject to change.

The purpose of the application is to control the following pest(s): weeds

The following pesticide(s) will be used: Glyphosate / Roundup  
(Specify Name of Pesticide and Brand of Product)

The application of pesticides will take place in the following area(s): common areas  
(Describe Area Generally)

State law requires that you be given the following information:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS. The California Department of Pesticide Regulation and the United States Environmental Protection Agency allow the unlicensed use of certain pesticides based on existing scientific evidence that there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application of a pesticide, a person experiences symptoms similar to common seasonal illness comparable to influenza, the person should contact a physician, appropriate licensed health care provider, or the California Poison Control System (1-800-222-1222).

For further information, contact any of the following:

For Health Questions – the County Health Department: ( 714 ) 433-6000 and  
(Area Code) (Telephone Number)

For Regulatory Information – the Department of Pesticide Regulation (916) 324-4100

Date \_\_\_\_\_

Owner/Agent \_\_\_\_\_



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Page 1 of 2

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Glenwood Hq - Common Areas Fullerton CA 92832  
(Street Address) (City) (Zip)

Owner/Agent or Owner's/Agent's employee(s) will be applying pesticide(s) on

Weds &/or Friday at 8:00-3:00  
(Date) (Approximate Time)

The approximate date, time, and frequency of this pesticide application is subject to change.

The purpose of the application is to control the following pest(s): weeds

The following pesticide(s) will be used: Fusulade II

(Specify Name of Pesticide and Brand of Product)

The application of pesticides will take place in the following area(s): Common Areas

(Describe Area Generally)

State law requires that you be given the following information:

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Page 1 of 2

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