

June 2018

Community Observations and News



"It was June, and the world smelled of roses. The sunshine was like powdered gold over the grassy hillside." Maud Hart Lovelace, Betsy-Tacy and Tib

**DAY/TIME OF BOARD MEETINGS:** The next board meeting is June 18th, 6:30 pm at the Clubhouse. Come to the board meetings and find out what is happening in your community.

**WELCOME TO GLENWOOD:** The Glenwood community welcomes E. Kim, new homeowner to the Circle, and Miguel and Chelsea, new homeowners to the Terrace. The monthly board meetings are a great way to learn about what is happening in Glenwood. We hope to see you there. Also if you have any questions about Glenwood don't hesitate to contact the Glenwood property manager, Dona Goetz. There is also a Glenwood website where information can be found at [www.myhoa.com/glenwood](http://www.myhoa.com/glenwood).

**GLENWOOD VOLUNTEERS:** Glenwood has had a long tradition of volunteers. This tradition has helped keep our Association fees lower. For this to continue, new volunteers must step forward to take the place of others who are no longer here, or no longer able to do the things they once did.

A big thank-you to Pat and Margee for moving the pool furniture prior to the pool deck repairs by Sundek. Another big thank-you to Andy and Virginia for moving the pool furniture back when the work was completed. Glenwood runs on volunteer power.



*The Board encourages everyone one to get involved.*

**POOL VOLUNTEERS:** Thanks to StoneKastle, our pool volunteers are being notified at the beginning of their volunteer pool month. The pool volunteer for May was John and Stella Boki Min. The May pool volunteer duty ended on May 20<sup>th</sup>, since the pool re-plastering will start May 21<sup>st</sup>. The June pool volunteer is Virginia Luzi, and she will help get the pool area ready when the re-plastering project is completed.

**RECOGNITION OF GLENWOOD VOLUNTEERS:** This month the Board and community would like to recognize Christine Creel for her many years of service to Glenwood. Christine has served on the landscape committee for 10 plus years, served on the nominating committee, and served as a Board member. Christine currently is the chair of the landscape committee and works tirelessly on behalf of the community. Christine is an inspiration, and is definitely one of Glenwood's volunteer angels.

### **RECOGNITION OF OVER 10 PLUS YEARS OF COMMUNITY SERVICE**

The Board and Glenwood Community want to express their thanks to

***Christine Creel***

**for her many years of service**



Christine has a special touch  
that brings beauty to Glenwood

***CHRISTINE, THANK-YOU FOR YOUR SERVICE TO GLENWOOD***

**POOL DECK:** Sundek has completed the pool deck. The pool deck color is a deep tan, and the pool coping color (coping that surrounds pool) is a mission red. Along with the new pool furniture, the pool is looking really good.

Please help keep the pool area clean by disposing of your own trash, washing up any spills, wiping off tables when used, and returning furniture back to original position and location



after use. **Important reminder:** Glass is prohibited in the pool enclosure. All food and drinks must be in paper, plastic, or metal containers. Barbeque grills are prohibited in the Clubhouse and Pool areas.

**POOL REPLASTERING: Alan Smith Pool Re-plastering (start date May 21<sup>st</sup>):** The pool surface has cracks, pitting, and large areas of major discoloring. To protect the integrity of the pool the Board is having the pool re-plastered this spring. The Board approved the bid from Alan Smith, a reputable pool re-plastering company, to re-plaster the pool and replace the pool line tiles. The pool will be drained and the pool will be closed from May 21<sup>st</sup> until the work is completed. At this time it is anticipated the work will take 5-6 weeks. Alan Smith has recommended that the pool not be heated for up to 30 days after the date of re-plastering. Using the heater before the 30 days runs the risk of disrupting the plaster curing. We will have Alan Smith let us know the date the 30-day countdown starts.

**CLUBHOUSE RESERVATIONS:** Remember to contact Mary Rupp or Pat Middlebrook to schedule a reservation to use the Clubhouse. During the pool re-plastering, the pool will be drained, and access to the pool area and clubhouse veranda is prohibited.

**NOMINATING COMMITTEE.** It is that time of year again. The Board is reaching out to homeowners for a volunteer to be the nominating committee chair. This does not take much time and is a great way to volunteer. Prior committee letters, notes, and timeline are available to the Nominating Committee for their use. The wheel does not have to be re-invented. Two board member vacancies will be occurring in September. If you are interested in being the Nominating Committee chair, please contact Dona Goetz or Judy Flowers.

**LANDSCAPE COMMITTEE:** The landscape committee walked with Villa Park supervisor in May. The grass length was discussed and Villa Park has begun mowing every week now that we are in the Spring/Summer season. During the winter season they were mowing only every other week. Problems with the irrigation system, which is old, were also discussed with the Villa Park supervisor. The landscape committee is requesting further information from Villa Park on a phased replacement approach to improving the irrigation system at Glenwood. Glenwood has 4 irrigation controllers, which control about 79 sprinkler stations. The phased approach would be on a station-by-station replacement approach.



flower beautifully.

The landscape committee is also planning some minor landscape improvements on Glenwood Terrace to improve the overall Terrace street side appearance. Plans include planting of Imperial Blue Plumbago, a cascading shrub with blue flowers that grows about six to eight feet tall and wide, the planting of one Crepe Myrtle tree, and the planting of some Yellow Kangaroo Paw and Calandrinia Spectabilis, also called Rock Purslane. All of these plants have low water needs and



The landscape committee plans to walk with Treeco in July to identify trees that need to be trimmed and/or removed. The tree trimming/removal is planned for sometime in September. Further information will be provided in future newsletters. Please let the landscape committee know of any common area trees near your unit that you would like to have the committee and Treeco inspect during the July walk.

To help ensure that the landscape committee is aware of potential common area landscape problems, homeowners can let committee members know about such problems via e-mail. The potential problems will be reviewed by the committee and as appropriate, brought to the attention of Villa Park. For potential landscape issues pertaining to Glenwood Terrace, Drive and Circle please send the e-mail to the appropriate committee member as follows:

Glenwood Terrace contact Christine Creel: [neverpeak@yahoo.com](mailto:neverpeak@yahoo.com)

Glenwood Drive contact Sherlan Neblett: [SherlanNeblett@gmail.com](mailto:SherlanNeblett@gmail.com)

Glenwood Circle contact Virginia Luzi: [littlejeanie@me.com](mailto:littlejeanie@me.com)

**PAINT COMMITTEE:** The paint committee consists of three members:

Phil DeMarks – Committee Chair  
Mary Lea Todd – Committee Member  
Hyun Suk Song – Committee Member

The board and the community thank these members for volunteering to serve on this very important committee. The committee will keep the community and board informed of the project's timeline and project progress at the regular board meetings, through the newsletter, and through letter(s) to homeowners.

The paint project is in a very early stage so there is no information at this time to share through the newsletter. As in prior paint projects, homeowners are responsible for making any wood repairs necessary to their unit's exterior. The repairs will need to be made prior to the start of painting. Once a project timeline is established, homeowners can plan their repairs accordingly.

**ASSOCIATION INSURANCE AND IMPORTANCE OF UNIT OWNERS POLICY INSURANCE:**

At the last Board meeting held April 16th, Jim Williams (earthquake and flood policy) and Rhonda Shader (fire and casualty policy) provided information on Glenwood Association's coverage and deductibles. Glenwood thanks these agents for the important information they shared and the homeowners who attended and asked questions. At the meeting, the Board approved renewing these insurance policies for the Association. There were minimal increases in the premium costs for the Association.

Some things that are extremely important for members to be aware of regarding personal homeowner insurance needs include:





**If You Own and Occupy Your Home you need a “UNIT OWNERS POLICY”:** It is highly recommended that each homeowner carry their own homeowner unit policy. The Master Glenwood Association policy does not cover personal property, home improvements, floor coverings, window coverings, wall coverings, personal liability, or additional expenses while you are out of your home. Homeowners also need to be aware that after an Association fire/casualty loss, all homeowners will share in the Master Association policy deductible through an assessment. You can obtain Loss Assessment coverage on your homeowner’s unit policy, which will help cover your portion of the deductible.

Also, it is highly recommended that homeowners carry earthquake insurance to cover personal property and improvements made to your property. In addition, it is highly recommended that the earthquake insurance include Loss Assessment coverage, which will help in the event that homeowners are charged an Association assessment after an earthquake.

**If Your Own and Use Your Property as a Rental** you need a policy designed for owners of rental property. It is highly recommended that if you own and use your property as a rental that you carry an owner’s policy that is designed for landlords and covers the master policy deductible, loss of rental income, building items that are not covered by the Master Association policy, and owners liability.

*CONTACT YOUR INSURANCE AGENT TO DETERMINE  
YOUR INDIVIDUAL HOMEOWNER POLICY NEEDS*

**If You are a Renter:** It is also highly recommended that renters obtain a renters insurance policy to cover their personal property and liability. The Association Master policy does not provide such coverage.

*CONTACT YOUR INSURANCE AGENT TO DETERMINE  
YOUR INDIVIDUAL RENTER POLICY NEEDS.*

**NEW LIGHTING COMPANY:** The Association has entered into a new service contract with Tyler Lighting Services. The company will provide monthly service to maintain the common area lighting, which includes 12 light poles, clubhouse wall fixtures, 22 ground lights, two entryway lights, and ceiling fans in the clubhouse. Electrical maintenance of the community’s common areas is important for the community’s overall appearance and nighttime safety.

**CONTROL OF PETS:** Pets are welcomed at Glenwood, but please remember that you are responsible for your pets. When you walk your dog(s), the dog or dogs must be on a leash at all times, and under your control. At times some dogs have gotten away from their owners and the incidences have been reported to the Board with letters being sent out to homeowners emphasizing their responsibility for their pets and to the Glenwood community. Keeping your pet under control and picking up after your pets is being a good neighbor and a good pet owner.



**STRAY CATS:** There have been several stray cats that have made Glenwood a part of their trail. One is a large gray cat, and another a smaller black cat. We don't think they belong to any homeowner. However, it is important to be careful with your pets. Also, do not leave pet food out on your patio at night. In addition to stray cats, please remember coyotes also have wandered around this area in the past. While no sightings have been reported, it is always important to be alert to the fact that coyotes wander around this area too.

**VECTOR CONTROL:** Orange County Vector Control website is <http://www.ocvector.org>. The website contains useful information for homeowners. The Orange County Mosquito and Vector Control District (District) provides surveillance and control measures for rats, mosquitoes, flies, and Red Imported Fire Ants. The website also contains a form for a homeowner to request services. Check it out.

**CIGARETTE BUTT LITTER:** Glenwood residents who choose to smoke must be responsible for keeping butts off of the street, gutters and flowerbeds. Please be considerate and don't expect someone else to pick up after you. The Clubhouse and pool area are **no smoking zones**.

**JUNK AND DISPOSAL ITEM REMINDER:** At this time of year Spring cleaning occurs. Junk and items we don't want are disposed of. Please remember, the **Board has established a \$100 (One-hundred dollar) fine** if disposal items--**are not picked up within a 24-hour period**--after placed in outside areas that are visible to the community, such as the street, driveway, porch, or lawn. Items being disposed of **must be kept in your home or garage until timely pick up is scheduled**.

**PATROL ONE INFORMATION:** Patrol One has informed Glenwood that there really is no reason to print the Safelist Confirmation Number report any longer. You can if you want, but there is no need to display the report (or even the Confirmation Number) on the vehicle's dashboard because the Patrol One officers now use real-time, data connected tablets, that allow them to see and confirm Safelists in real-time, while they are in the field. If you feel more comfortable displaying the Confirmation Number, you can click on the 'Show Details' button next to the Safelist date, and write the Confirmation Number provided on a piece of paper, and place that number on the dashboard of the vehicle. For detail instruction, visit the Glenwood website.

**REMINDER ABOUT PARKING IN GLENWOOD:** There is no overnight street parking in Glenwood between the hours of 2 a.m. and 5 a.m. *except* by limited permit **and** only in the spots designated "Overnight Parking By Permit Only." To obtain an overnight parking permit for guests or residents, you must contact Patrol One ([www.patrol-one.com](http://www.patrol-one.com)) with your assigned Safelist Confirmation Number to access Patrol One's Safelist Program. Cars that are not safelisted will be towed. The only exception to towing is homeowner car with a G sticker. A homeowner car with a G sticker is not subject to tow, **BUT** is subject to citation (monetary fine). *Remember, a G sticker is not a parking permit. You still need to Safelist your car, even if you have a G sticker.*



**Driveway Parking:** It is important to remember that cars parked in driveways must have all wheels on the driveway. Cars not properly parked in driveways are subject to tow or monetary fine.

**Speed Limit on Glenwood's Streets::** Remember that the posted speed limit for Glenwood is 15 mph. Persons who exceed the posted speed limit are subject to fine and assume full responsibility in the event of accident or injury.

**ARCHITECTURAL AND BOARD APPROVAL REQUIRED:** To prevent costly changes or fines, remember - *Any Architectural changes* which affect the exterior of your unit **must** be approved by the Board **before** construction begins. Homeowners should ensure that the description of the work that will be performed is sufficient for the Architectural Committee to determine compliance. A homeowner's request shall include structural plans, and specifications such as plot plans showing nature, color, kind, shape, height, materials and location of such improvement. **Any subsequent changes made after the initial application has been approved, need to be re-submitted to the Architectural Committee and approved before these subsequent changes can be made.**

The Architectural Committee was established to protect and maintain the value, desirability and attractiveness of the Glenwood Association for the benefit of all Members of the Association. As stated in the CCR's, the improvements must be in harmony with the external design of other structures and/or landscaping within Glenwood.

Application for Architectural Changes can be secured from the Architecture Chair or from the Glenwood website at: [www.myhoa.com/glenwood](http://www.myhoa.com/glenwood).

**GLENWOOD'S DELINQUENCY POLICY:** Remember to pay your monthly assessment timely. Below describes Glenwood's delinquent policies:

**LATE FEES:** The property management company must receive your monthly assessment by the 15<sup>th</sup> of the month. If not received by the 15<sup>th</sup>, a \$20 late fee is charged. Address for mailing your payment is:

**P.O. Box 51126  
Los Angeles, CA 90051-5426**

**LIEN FEES:** Thirty days after the due date, a pay or lien letter will be sent via certified mail explaining that if full payment is not received within thirty (30) days, collection proceedings will commence. Sixty (60) days after the due date, if payment is not received, a lien will be filed against the property and notice sent to the owner. Ninety (90) days after the due date, and payment has not been received, foreclosure proceedings will be initiated.

**NEWSLETTER IDEAS/SUGGESTIONS:** If there are events, happenings, or suggestions for the newsletter, please let us know at [littlejeanie@me.com](mailto:littlejeanie@me.com).



**GLENWOOD WEBSITE:** The Association's website is up and running. The link to the website is: [www.myhoa.com/glenwood](http://www.myhoa.com/glenwood) . The website contains information on the board, rules and regulations, forms, and other helpful information. The website also contains a maintenance repair and replacement matrix.

**MESSAGE FROM THE PRESIDENT:** Thank you to Virgina Luzi for all you have done to assist the board and the community in our current pool project. Also thanks to Andy Luzi for your assistance. Your help has been way beyond your duties and we so appreciate all you have done. I am hopeful homeowners will consider taking a position on the board. It is important to see what it takes to keep our community in good standing. We are recognizing Christine Creel this month. I love Christine's enthusiasm to serve and work to keep our community beautiful. THANK YOU CHRISTINE! Hope to see you walking around the community. Judy Flowers





## NOTICES OF PESTICIDE APPLICATION

**LANDSCAPE MAINTENANCE – VILLA PARK:** To help control weeds within common areas, Villa Park will be using Glyphosate/Roundup and Fusilade II as needed. Villa Park performs weekly landscape work Wednesday and Friday at Glenwood. **Please see notices below:**

### **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 92832  
(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 \_\_\_\_\_



California Apartment Association Approved Form  
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(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: Fusilade 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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Date \_\_\_\_\_

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



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