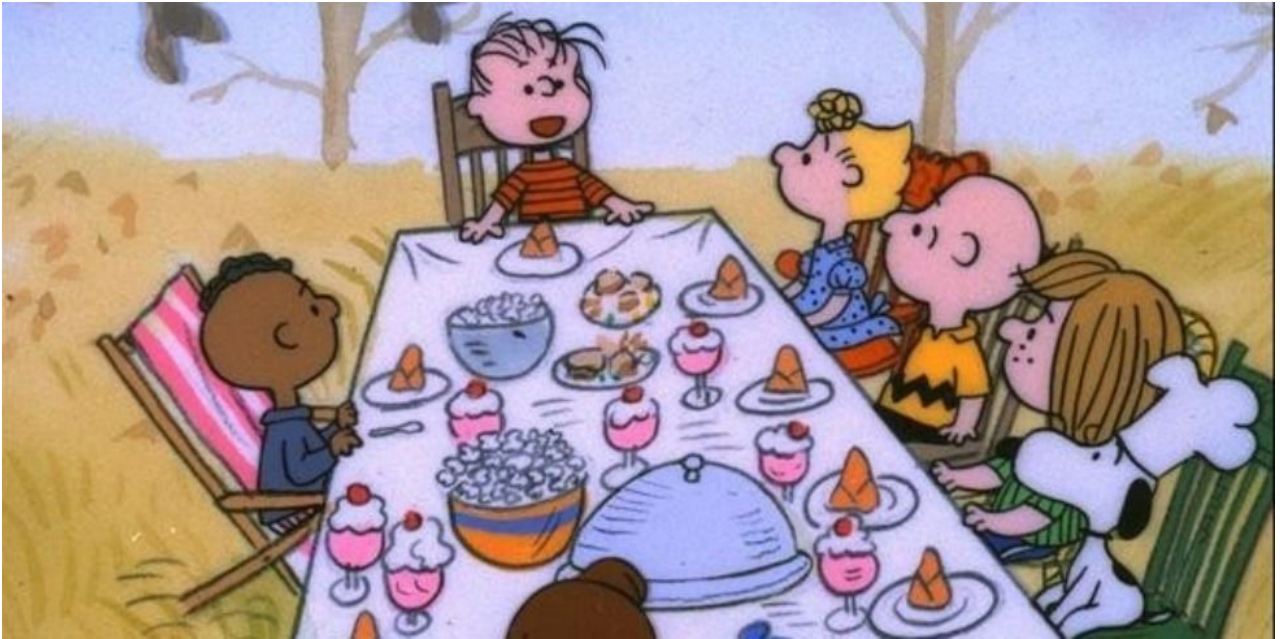


November 2017
Community Observations and News



***November is a good time to remember
your family, your friends and your blessings.***

DAY/TIME OF BOARD MEETINGS: The next board meeting is November 20th, 6:30 pm at the Clubhouse. Come to the board meetings and find out what is happening in your community.

THINK ABOUT VOLUNTEERING - BRIEF DESCRIPTION OF GLENWOOD COMMITTEES

Landscape and Irrigation Committee: Christine Creel, Chair

Walks the Glenwood property each month with the Landscape Crew Supervisor to make sure the grounds are kept in good order.

Pool Committee: Vacant

Works to ensure that the pool area is kept in good condition and is usable by the community.

Clubhouse Committee: Mary Rupp and Pat Middlebrooks

Helps to ensure clubhouse is neat and clean and are the points of contact for reserving the clubhouse for a personal event.

Architectural Committee: Phil DeMarks, Chair

Makes recommendations of approval or disapproval to the Board of an owner's request to install, alter, and remodel such outdoor items as walls, buildings, fences, landscaping, and satellite dishes. This oversight helps maintain the value,

Any concerns should be forwarded to Glenwood's Property Manager, Dona Goetz.

E-mail address: Dona@StoneKastle.com

Telephone: 714-395-5245



desirability, and attractiveness of Glenwood for the benefit of all Members of the Association.

Hospitality Committee: Vacant

Welcomes new residents to Glenwood. The committee also plans socializing events for the community.

Security/Parking: Virginia Luzi, Chair

Oversees the community's parking rules and regulations. Parking permits are handled through Patrol One's Safelist Program.

The Board encourages everyone to get involved and volunteer to serve on one of these great committees

CONDOLENCES: Glenwood sends condolences to the family of Pat Miller. Pat, who recently passed away, was a long time member of our community. She will be missed. Her family is planning a celebration of her life in December at the Glenwood clubhouse. More information will follow in the December newsletter.

POOL VOLUNTEERS: The pool volunteer for October was Richard Morey. Richard, the Board thanks you for your service to the community.

Pool volunteers for November and December are Cindy and Madison Torres. Cindy and Madison have just moved into our neighborhood and have graciously volunteered to be part of the pool committee. Cindy and Madison, welcome to our wonderful neighborhood.

There is no pool volunteer for January. If you are interested in volunteering, please contact Dona Goetz. See her e-mail and phone number at bottom of page.

POOL HEATER: The pool heater will be turned off November 1, and will be turned back on next year - April 1, 2018.

DAYLIGHT SAVINGS TIME ENDS ON NOVEMBER 2ND. Remember daylight savings time ends November 2nd. Set your clocks back 1 hour.

TREECO AND TREE TRIMMING: The Board approved the bid from Treeco for tree trimming, clearing, and removal. If all went as planned, tree trimming was completed by the end of October.

ANTIS AND GUTTER CLEANING AND ROOF INSPECTION: The Board approved the bid from Antis Roofing to clean the gutters. Antis is a professional roofing company. During the gutter cleaning Antis will also perform inspection/maintenance of the steel tile roofing and flat roofing systems. Such inspection/maintenance includes such actions as resealing any open plumbing vent flashing penetrations, openings and miscellaneous flashing penetrations stripped and sealed with low-modulus urethane rubber, areas where tiles are dislodged,

Any concerns should be forwarded to Glenwood's Property Manager, Dona Goetz.
E-mail address: Dona@StoneKastle.com Telephone: 714-395-5245



damaged, or missing will be repaired, etc. Antis plans to start gutter cleaning and roof inspection/maintenance after Treeco has completed the tree trimming.

MONTHLY ASSESSMENT INCREASE BEGINNING DECEMBER 1, 2017: Remember the board has approved the FY 2018 budget, which resulted in an increase in the monthly assessment. This increase starts December 1, 2017. Individuals who have automatic payments or deductions for their monthly assessment need to make sure that they update their payment information.

IMPORTANCE OF RESERVES: Common wisdom says that healthy reserves help with property values and improve sales. Our reserve study conducted for fiscal year 2018 indicates that our reserve funding percentage is about 70.2 percent. Associations in the 70%+ funding range are considered financially strong. To keep moving us toward fully funded reserves, the reserve study recommends a monthly reserve funding level of \$10,200. The funding level approved by the board for FY 2018 was slightly lower at \$9,900.

You might ask, what does 100 percent funding actually mean? To help understand what this concept means consider the simple scenario where an Association has to replace its asphalt roads in 10 years at an estimated cost of \$150,000. Fully funded does not mean you have \$150,000 today; but, that you have \$150,000 in reserves by year 10 when the roads should be replaced. Therefore over that 10 year period, the reserve plan would be attempting to collect at a minimum at least \$15,000 each year. If that were the only reserve item for the community, it would divide \$15,000 by 12 months by the number of units (lets say for example 68 units) or about \$18.38 each month for the next 10 years.

If the Association did not have reserve funds on hand for that capital improvement, a special assessment would have to be approved, or work would not commence since there were no reserve funds for asphalt roads. In this specific scenario, the special assessment would be \$150,000/68 or about \$2,206 for each unit. Generally, Associations that do not have strong reserves do not make timely capital improvements, since it requires a large special assessment from each homeowner. Not making timely capital improvements will, overtime, impact an Association's property values.

For our Association, one of the large reserve projects coming up is painting. The estimated life for painting is 10 years and we are coming up on the end of year 10 in 2018. The estimated cost for this project is over \$130,000 (painting of stucco, wood, and metal). Thankfully, due to the Association's reserve plan, those funds will be available.

RESPONSIBILITY OF DOG OWNERS: Dog owners in Glenwood are responsible for their pets. Even if you dog is on a leash, you need to be make sure that your dog is under your control. Complaints have been made about aggressive small dogs barking and/or lunging at other dogs while out and about with their owner. These complaints also extend to how the dogs interact with people. Any dog that is aggressive in public is considered a public nuisance and/or a safety threat and could be reported to animal control. Being a pet owner

Any concerns should be forwarded to Glenwood's Property Manager, Dona Goetz.
E-mail address: Dona@StoneKastle.com Telephone: 714-395-5245



is a large responsibility – please be mindful of others when you are out and about with your pet. Aggressive dogs will be reported to animal control.

If you are having trouble making Fido mind, remember there are wonderful dog trainers around that can help.

TRASH CANS: It has been noticed and commented upon that some trash cans in front of some units are remaining on the road very late (long after 7 pm) and even into the next day after trash pickup. Empty trash cans should be removed from the road after trash pick-up as soon as possible. The Rules & Regulations specify that empty trash containers must be off the street no later than 7:00 pm on trash pick-up day. Trash pick-up day for Glenwood is usually Thursday. If you will not be home, or will be late getting home, please arrange for a neighbor to remove your trash containers from the street. Asking for help from them may enable them to ask for help from you. Neighbor helping neighbor makes a village.



TRASH PICKUP DAY AFTER A HOLIDAY: Trash pickup day changes in the week that contains a holiday. Please remember to put your trashcans out on Thursday, after Thanksgiving, since trash pickup will be on Friday 11/24.

HOLIDAY DECORATIONS: Please check your Glenwood Rules and Regulations for appropriate placement and duration of holiday decorations.

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) 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:: With fall and winter upon us, it gets dark earlier. Please be extra careful of pedestrians walking. 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.

Any concerns should be forwarded to Glenwood’s Property Manager, Dona Goetz.
E-mail address: Dona@StoneKastle.com Telephone: 714-395-5245



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.

LANDSCAPE COMMITTEE: 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

Glenwood Drive contact Sherlan Neblett: SherlanNeblett@gmail.com

Glenwood Circle contact Virginia Luzi: littlejeanie@me.com

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 15th of the month. If not received by the 15th, 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.

Any concerns should be forwarded to Glenwood's Property Manager, Dona Goetz.
E-mail address: Dona@StoneKastle.com Telephone: 714-395-5245



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

GLENWOOD WEBSITE: The Association's website is up and running. The link to the website is: 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: Happy Fall, Glenwoodians! This is my favorite season. I love the change of weather and the fall colors. It is a season of treats and thanksgiving, and a time for changes. I am thankful to live in this beautiful community with wonderful neighbors. I cherish the times I spend with my great sons and their wives and my precious grandchildren. I wish everyone a season that creates new wonderful memories with family and friends, and a few positive changes and to everyone many Fall Blessings.

Judy Flowers

Any concerns should be forwarded to Glenwood's Property Manager, Dona Goetz.
E-mail address: Dona@StoneKastle.com Telephone: 714-395-5245



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 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: 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
www.caanet.org
Form 61.2 – Created 12/15 - ©2015 – All Rights Reserved
Page 1 of 2

Unauthorized Reproduction of
Blank Forms is Illegal.



Any concerns should be forwarded to Glenwood's Property Manager, Dona Goetz.
E-mail address: Dona@StoneKastle.com Telephone: 714-395-5245



NOTICE OF PESTICIDE APPLICATION – COMMON AREA POSTING

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 Hoq - 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 & on 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: 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:

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
www.caanet.org
Form 61.2 – Created 12/15 - ©2015 – All Rights Reserved
Page 1 of 2

Unauthorized Reproduction of
Blank Forms is Illegal.

