



September 2017
Community Observations and News



“Tell me and I forget, teach me and I may remember, involve me and I learn.”
— Benjamin Franklin

NEXT BOARD MEETING: The next board meeting will be held Thursday, September 14th, at 6:30 pm at the Clubhouse. This will be a very short meeting that will be held before the Annual Meeting. The board will review proposals for tree trimming and gutter cleaning. The goal is to have everything completed before holiday decorations go up in December.

ANNUAL HOA ELECTION AND COMMUNITY SOCIAL -
THURSDAY, SEPTEMBER 14, 2017, 6:30 PM

Please mark your calendar now for this important event! If you don't know others in Glenwood – this is your big opportunity to “***Meet and Greet***”.

Election Ballots with detailed instructions have been mailed to owners. Make sure to either mail or bring your ballot to the meeting on Thursday, *September 14*. It is mandatory that we have a quorum for the election to be validated. You will notice that there are **three vacancies** on the Board, but only **two candidates**. After working diligently to have a full slate for the election, the Nominating Committee could only get two owners to agree to have their names on the ballot. Nominations from the floor will be accepted at the meeting if the candidate has been contacted and agrees to serve.

Board tenure is two years and a member can be re-elected for one further two-year term before taking at least one year off. The **H**ome **O**wners **A**ssociation Board has a legal and fiduciary duty to conduct the business of the Glenwood Association. This is a serious job and every owner should be serious about electing trustworthy dependable board members.

Thank you for your consideration.

Your Nominating Committee: Christine Creel, Chairperson ; Ron Cary; Judy Flowers; Leslie Moreau; Richard Morey Jack Richards; and, Catherine Valdez

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



Community Social – September 14

Immediately after votes are cast, join us for our annual “**Meet and Greet.**” Snacks and cold drinks will be served on the patio. **Meet** new neighbors, **Greet** those that you already know **Catch up** on news from other residents . ***If you would like to contribute a snack or cold drink, please contact Christine Creel. (neverpeak@yahoo.com) Let’s have a good time visiting while munching on some good “goodies”!! See you then! Christine Creel***

ANNUAL HOA MEETING - Glenwood Committee Table: There will be a committee table at the Annual Meeting. You can obtain information on the various Glenwood committees, ask questions about what one does as a committee member, and if inspired, even volunteer for one of the committees. The Pool Committee still needs two more volunteers.

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, 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**

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ANNUAL MEETING – Member Contact Information: Please make sure you provide the Property Management Company with your contact information. Contact information should include name, address, telephone number, and if you have one, e-mail address. At the Annual Meeting on September 14th, a member contact listing will be available for you to review to ensure your contact information is current and accurate.

BOARD APPROVED REVERSING THE ONE-TIME SPECIAL ASSESSMENT FOR FISCAL YEAR ENDING NOVEMBER 30, 2017: At the August meeting, the Board approved reversing the Fiscal Year 2017 one-time special assessment of \$50 which would have been included in the November 2017 billing statement. Based upon the Board's FY 2018 budget deliberations, the one-time special assessment of \$50 for fiscal year ending November 30, 2017, was reversed and will not be implemented.

FISCAL YEAR 2018 BUDGET: The Board approved the fiscal year 2018 budget. Increases in operating costs from FY 2017 of about 4.45% and in reserve funding of about 2.97% resulted in regular membership dues being increased from \$360 to \$375.19. The increase in operating costs comes from utilities, especially water; common area repairs such as gutter maintenance; and administrative costs such as insurance. The FY 2018 reserves will be funded at \$9,900 a month instead of the FY 2017 level of \$9,615. StoneKastle will be mailing out the FY 2018 approved budget and reserve study to the membership sometime in October.

NEW NEIGHBORS: We have several new families move into Glenwood. Welcome, it is a great place to live. Come to the board meetings and find out what is going on in the community.

SCHOOL IS BACK IN SESSION: All residents must be alert while driving in the community since school is back in session. Children are walking to and from Golden Hills School...the back gate is very busy during the school year. Parents please make sure the gate is closed and locked after usage.

POOL CHAIR AND POOL VOLUNTEERS NEEDED: Thank-you to Ron Carey for stepping up to be a pool volunteer. Let Ron be an inspiration to you. The pool is a lovely area of our community and being a pool volunteer does not take a lot of time.

Pool Usage: Please review pool rules and make sure an adult accompanies children and the pool entry gates are locked at all times. There is no lifeguard on duty. Residents who use the pool are solely responsible for their own safety and for the safety of their guests. Glass is prohibited in the pool enclosure. All food and drinks must be in paper, plastic, or metal containers. **Portable barbeques are prohibited in the pool enclosure.**

Pool Heater: The pool heater will be turned off in November and turned back on in April.

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POOL VOLUNTEER FOR SEPTEMBER: The pool volunteer for September is Hannah Nossaman. The pool volunteer for October is Richard Morey. The Board thanks each of you for your service to the community.

A special thank-you to Pat Gwynn, the pool volunteer for July. Many compliments were received about how nice the pool area looked. We just wanted to let you know that people do notice and are grateful.

LANDSCAPE NOTES FROM CHRISTINE CREEL: When I drive onto the Glenwood property or walk around our community, the beauty of our landscape impresses me. With over 300 trees entrusted to our care, and acres of turf to nurture, be assured your Landscape Committee takes their job very seriously.

The planting beds in front of the Clubhouse are updated and looking good! It's been a longtime dream to modernize the plants and design of this important area. Planting that is done at Glenwood combines drought tolerant materials and drip irrigation. These measures help conserve water that will save money on our community water bill. During August your Landscape Committee will be walking the property with our arborist, Wes Brooker from Treeco. This is an annual process to evaluate all of the trees on our property. Some trees must be cleaned away from chimneys, others need to be thinned or crown cleaned. Hopefully, none will have to be removed due to disease. Tree trimming should take place in October or early November. If you have a patio tree that needs to be trimmed, contact dona@stonekastle.com and she will have Treeco give you a bid. If you choose to have them trim your tree, they will send you an individual invoice for their service.

A note on trash in the streets of Glenwood: often when I walk around the community I find candy wrappers, chip bags, receipts, etc. next to the curb. I pick them up and take them to my trash bin, but it seems that everyone who lives here has a stake in keeping our streets clean and trash-free (including cigarette butts). Our gardeners are on property Wednesdays and Fridays – we do not have daily trash pick-up except for us! *It takes a village to keep Glenwood beautiful! Thank you!*

Serving Glenwood: your Landscape Committee

Christine Creel - Terrace Sherlan Neblett - Drive Virginia Luzi - Circle

RODENTS: Rats can live in many places: in trees, in homes, even in barbeque grills. As fall approaches homeowners should be thinking about preventing rats from getting into their homes. Easy entry points are through air conditioning ducts, pipe ducts, and left open doors including garage doors. Be on the lookout for rat activity, such as rat droppings; signs of gnawing on plastic, wood, or rubber materials; partially eaten fruit or vegetables. An ounce of prevention is worth a pound of cure.

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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). **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::** 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.

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.

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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
(Street Address)

FULLERTON
(City)

CA 92832
(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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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 &/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: Truside 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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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:

A BIG thank-you to all who have served Glenwood during this past year. I look forward to seeing many of you at the Annual Meeting September 14th. Please come and meet your new board and neighbors. I would encourage anyone that has an interest in helping us make decisions for our community to consider running for the board. At this point you would need to show up for the Annual Meeting and ask to have your name considered. I would like to thank Vincent Kim, Vice President, Virginia Luzi, Treasurer, Helen Chang, Secretary and Jeannine DeMarks, Member at Large for their service this past year. This board has been committed to serve this community. Thank you for allowing me to serve you - Judy Flowers

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