

# California Gardens Community Newsletter



## JULY MEETING UPDATES

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California Gardens Homeowners Association Newsletter

## NEWS AND VIEWS FROM THE BOARD . . . .

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DIRECTOR AT LARGE**

**ED WARBURTON  
DIRECTOR AT LARGE**



At the July 10, 2007 Board of Directors meeting, Larry Lambert of C.L. Sigler, Project Management, presented the proposals from three vendors for each project, re-roofing, siding, painting and balcony replacement/repairs.

The proposal included Project Management to insure the work meets specified standards and that the vendors stay on schedule and stay on budget

with as few contingencies as possible to keep the project costs in line.

After the Board interviews the prospective vendors, the Association's Attorney will draw up the terms of this project and provide information to the owners related to a possible proposed special assessment to pay for the expenditures.

This project should greatly enhance the value of the units, which should be an important issue to each owner.

The goal is to make California Gardens an updated, attractive Association in a prime downtown Walnut Creek location with surrounding properties selling for \$1.4 MM and \$1.2 MM.

## **Volunteer Wanted!**

**The Contra Costa Health department requires that the pool's PH level be monitored daily. The pool vendor is at the pool two days a week. This means the Association needs a volunteer for the remaining five days of the week. If you would like to help the Association, please contact Management.**

**Thanks!**

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## **BIKE ROOM UPDATE**

The Bike room officially re-opens on August 1<sup>st</sup>.

Please see that all bikes and personal items are removed by July 23, 2007.

Please contact Management for a registration form and once that is returned, you will be provided with a key to the door.

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## **POOL PARTY AND BBQ**

Please mark your calendar for Sunday, July 29<sup>th</sup>

From 12 Noon to 5 PM and bring an item to BBQ and a drink in non-breakable container and a side dish, chips, etc. The Association will provide the BBQ Grill and paper products.

See you there!

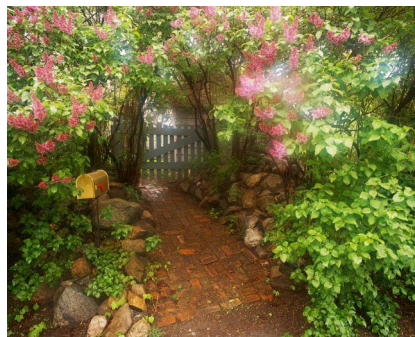
**Please Welcome a New Landscaper at the Association**

**Dean Day, who officially starts**

**August 1, 2007, has been hired to maintain and address the irrigation system and landscaping upgrades. Dean's first assignment will be to assess the existing irrigation system and determine what needs to be repaired, replaced or upgraded.**

**The goal of the Board is to install a controller that will adjust the water according to weather data to eliminate over watering and save the Association on the water bills. \$\$\$\$\$**

**The entrance landscaping will also be reviewed as well as other areas that need upgrades.**



## **Estoppel Resolution**

At the June 27<sup>th</sup> Board Meeting, an estoppel resolution was adopted to withhold monies in escrow when a unit is sold for outstanding fines and any architectural application that was not approved by the Board.

The purpose of this is to cover any Association expense for window upgrades that leak or outstanding fines that remain unpaid.