

# California Gardens Community Newsletter



## SEPTEMBER MEETING UPDATES

Vol. V-09  
September 2007

California Gardens Homeowners Association Newsletter

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

Association Communications Inc.  
CMF  
1460 Washington Blvd A203  
Concord, CA 94521  
925-672-2221  
925-672-4224 fax  
Marsha Pelino Ext. 227  
Manager  
[Marsha @acihoa.com](mailto:Marsha@acihoa.com)  
Gail Ballard Ext. 224  
Accounting  
[Gail@acihoa.com](mailto:Gail@acihoa.com)  
Jessica Struckman Ext 228  
Customer Service & Escrows

### BOARD OF DIRECTORS

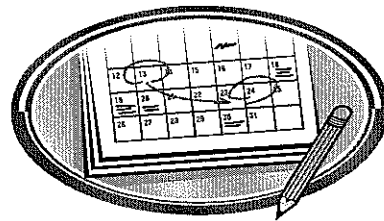
ALISON SMITH  
PRESIDENT

ED HOLLOWAY  
VICE PRESIDENT

LINDA ROSSMAN  
SEC/TREASURER

KEVIN BERNIE  
DIRECTOR AT LARGE

ED WARBURTON  
DIRECTOR AT LARGE



### MARK YOUR CALENDAR!

At the September 11, 2007 meeting, the Board met with Mike Hanson of Dunn Edwards Paints and reviewed some color rendering of the buildings in various paint selections and left samples for the Board to review.

Board members and Management will be visiting Mike Hanson at the Dunn Edwards Paints store to get additional ideas regarding color schemes for the buildings in the next two weeks.

The Board is also researching current CD rates to invest a portion of the Reserves monies to maximize the Associations Reserve funds.

Sykes Construction bid on the Siding replacement and balcony repairs and will be invited to attend the October meeting.

Attorney, Erica Byrnes, will be attending the meeting to discuss the legal involvement necessary for the Association. This will include contractor contract review and assistance in obtaining a construction loan or resident financing for the project. Erica will meet with the membership to answer their questions regarding the process of obtaining an HOA loan and /or homeowner financing. A time line for the process is on the second page of the newsletter.

**FYI...**

**RECONSTRUCTION PROJECT TIMELINE:**

The Board will be meeting with Attorney, Erica Brynes, at the October meeting to discuss:

Review of proposals and contractor selection.

The Board will then be scheduling a meeting with the membership to discuss the project, cost and various financing options available to the owners.

Next, the Attorney will prepare the documents to be submitted for loan approval to various financial lenders to obtain financing for the project.

The Board will invite lenders to meet with the owners and have an informational meeting with the Project Manager, Attorney and lenders.

The selected lenders will explain how their proposed loan will work and what terms will be offered for repayment.

The selected contractors will start work in early 2008, which will be dependant on the weather.

Please mark your calendars and be at the next Board of Directors meetings:

- ❖ Tues, October 9,2007-7:00 PM
- ❖ Tues, November 13,2007-7:00 PM

Location to be determined. In addition, you will be contacted with dates for meeting with the Attorney and lenders to discuss financing in future.

Larry Lambert, of C.L. Sigler & Associates will be scheduling an Association walk through and invite all residents to attend and discuss the proposals and the findings related to dry rot repairs and component replacements. You will receive notification once the date has been determined.

PLEASE LET US KNOW HOW YOU FEEL ABOUT THE FOLLOWING UPGRADES.

WE WELCOME YOUR COMMENTS!

**EXTERIOR COLORS:**

IF YOU HAVE ANY SUGGESTIONS FOR EXTERIOR PAINT COLORS, PLEASE EMAIL THEM TO MANAGEMENT.

PLEASE INCLUDE DOOR COLORS AS THEY WILL BE PAINTED INSTEAD OF STAINED.

**LANDSCAPING UPGRADES:**

IF YOU HAVE ANY SUGGESTIONS FOR LANDSCAPING UPGRADES AT THE ENTRANCE AND THROUGHOUT THE ASSOCIATION, PLEASE FORWARD THOSE TO MANAGEMENT.

**LIGHTING UPGRADES:**

IF YOU WOULD LIKE TO SEE THE LIGHTING UPGRADES, PLEASE FORWARD THIS REQUEST TO MANAGEMENT.

THIS WOULD INCLUDE NEW LIGHT FIXTURES OUTSIDE THE ENTRANCE TO YOUR UNIT.

**COVERED PARKING AND FENCES:**

WOULD YOU LIKE THIS AREA TO BE UPGRADED WITH NEW FASCIA BOARDS (TRIM) AND PAINTED TO MATCH THE UPDATED COLORS?

**PLEASE EMAIL MARSHA  
YOUR COMMENTS TO:  
MARSHA@ACIHOA.COM**