

MARCH, 2011

ECA NEWSLETTER

BOARD OF DIRECTORS

PRESIDENT

Claudette Ostrander 489-5467
 scostrander@surewest.net

VICE PRES/NEIGHBORHOOD WATCH

Fred Links 481-1574
 Fredlinks@evergreencommonshoa.org

SECRETARY

Samira Al-Qazzaz 483-0365
 samiraalqazzaz@evergreencommonshoa.org

TREASURER/COMMUNICATIONS

Curtis Wheeler 979-0559
 curtiswheeler@evergreencommonshoa.org

POOL & PARK

Marvin Potts 481-9642

ARCHITECTURAL

Alexis Davidson 482-2526
 alexisdavidson@evergreencommonshoa.org

SOCIAL

John Altieri 481-8946
 Johnaltieri@evergreencommonshoa.org

ECA NEWS - Curtis Wheeler

On Thursday, February 17 we held our 2011 Annual Association Meeting. The only business conducted was the election of a new Director. Other items were discussed and reports were made by Directors, but the election was the only matter on which the Membership was taking action. Near the end of the meeting, our Election Inspector, Jeff Batozech, announced that forty-seven ballots were cast providing us with the quorum required. There was one candidate on the ballot, Claudette Ostrander, who received forty-seven votes, meeting the minimum requirement to be seated as Director.

The new Board of Directors met in executive session prior to its regular meeting on March 3 to elect officers for 2011. The four primary officers are selected from among the Directors. They are:

Claudette Ostrander, President
 Fred Links, Vice President
 Curtis Wheeler, Treasurer
 Samira Al-Qazzaz, Secretary

The committee chairs and other positions are generally remaining unchanged.

Alexis Davidson, Architectural Committee Chairperson

Marvin Potts, Park and Pool

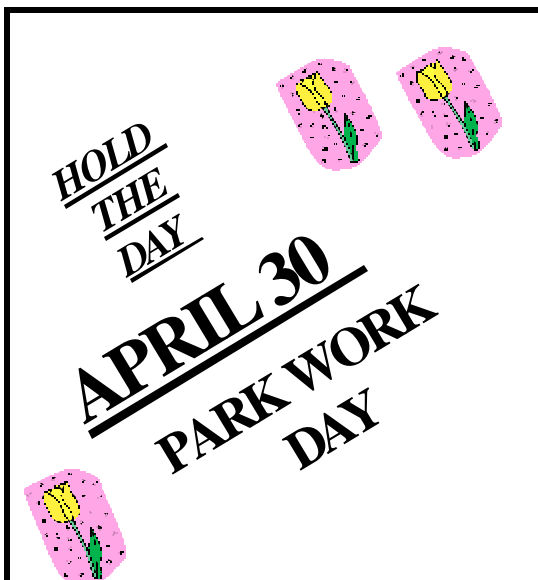
John Altieri, Social

Fred Links, Neighborhood Watch

Curtis Wheeler, Communications

The Architectural and Nominating Committees are the only two required by our governing documents to be chaired by Directors. A Nomination Committee Chairperson will be elected later in the year.

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In April, I will make a motion before the Board to take the monthly newsletter to an all electronic distribution. This was first mentioned in the February newsletter and discussed at the annual meeting. If adopted, it will mean that the newsletter will only be delivered by e-mail. It will also be posted on the ECA website, and a hard copy will be posted on the bulletin board at the pool.

You will need a username and password to access the newsletter on the web site. If you are not already receiving the newsletter by e-mail, I encourage you to sign up to do so. All you need to do is send an e-mail to

communities@evergreencommonshoa.org

The following are the drafted minutes of the Annual Meeting for review by the Members. The Board will hear a motion to approve these minutes (with corrections if required) at the April Board Meeting.

ANNUAL MEMBERSHIP MEETING
THURSDAY, FEBRUARY 17, 2011 7:00PM
PASADENA SCHOOL

DRAFT MINUTES

1. Call to order and establishment of quorum

Dick Pryor called the meeting to order at 7:05. 19 Lots were represented by members in person. Jeff Batozech indicated that 30 ballots had been received by mail. A quorum for the election was established.

2. Introductions

Introductions were made part of the Board reports.

3. Closing of poll to be announced at 7:15.

During the Board reports, Jeff Batozech announced the polls closed at 7:15PM

4. Reports and Comments from the Board for 2010

a. President

Dick remarked that this was the end of his service as President and as a Director. He thanked the Board remarking that all of the Directors had been very helpful and worked well together while he was President. He also thanked all of the volunteers that helped the Association during the last year.

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b. Treasurer

Jeff Brodd reported that no major, unexpected expenses during the year left us with a positive cash flow position at the end of 2010.

The Budget Committee moved major pool repairs into the repair and replacement spending plan for 2011. We will be doing a major pool renovation this year. The Committee was not sure how much money the project would take so the published plan was for \$20,000.

We have a delinquent assessment amount of \$5,980, which is about 10% of our total annual assessment income. About 1/3 of the dollar amount is from three lots.

c. Secretary/Communications

Curtis Wheeler expressed thanks to Audrey Blake for her service publishing the newsletters last year.

Members have access to most Association records, in particular meeting minutes. Members can make a request to the Secretary for such access. Most of the records for the last two years are electronic.

The Board is considering all electronic delivery of the monthly newsletters. The proposal is to e-mail the newsletter to all Members that provide an e-mail address, post it on the ECA website (password required) and to post a hard copy on the bulletin board at the pool. Members that do not have internet access could get hard copies from a neighbor or make special arrangements to pick one up from a designated person. The idea is to eliminate physical delivery of hard copies to doorsteps, reducing the need for delivery volunteers and saving several hundred dollars a year in printing costs.

A Member asked about the legalities of electronic only publishing. Curtis answered that there is certain information that has to be provided to Members but that the newsletters delivered to doorsteps is not a requirement. Posting on the bulletin board would suffice.

d. Neighborhood Watch

Fred Links reported that we had a pretty good year. Most of that success is attributable to keeping doors/windows/cars locked. There was discussion about locks, nighttime lighting, and watching for suspicious activity in the area.

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e. Park/Pool

Marvin Potts (with Dick Pryor) reported that our park landscaping is doing well. The main issues were things like tree limbs.

Marvin thanked Sarah Shin for doing a service project in the park.

As mentioned in the Treasurer's report, we are doing a major pool project this year. The fiberglass in the two large pools has deteriorated and we need to re-surface both. We also have some safety compliance issues to address at the same time. The Board has approved a proposal for approximately \$26,000 to have the work done. It should be completed by April 1.

We also need to replace the filters. The old sand filters are now leaking and letting sand in to the pools. This will be in addition to the resurfacing.

A question was asked about ADA compliance and whether or not we would have to add anything like a wheelchair lift. The answer was no since this project was repair, not new constructions. We are replacing the hand rails because it is required

Work day is April 30 this year.

Dick expressed thanks to Joel Dodge for all of his help in the park. Joel has been a big help in keeping the park up for several years.

f. Social

John Altieri thanked all the volunteers that supported our events last year.

This year we need help from about 12 people for the Easter Egg Hunt and about 40 for the Fourth of July. We need commitments for the 4th by the end of May in order to determine what events we have.

g. Architectural

Alexis Davidson thanked Audrey Blake and Linda Hax for joining her on the Architectural Committee.

There was a question from a Member (prior to the meeting) asking about fines. Our schedule of fines was published in the last newsletter and some wondered if that meant the Committee was going to be actively "walking around with their ticket books." Alexis said that was not the plan, but in some cases we may need to resort to fines in order to gain compliance.

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To submit articles and /or announcements for publication in the ECA newsletter OR website, please contact **Communications Director, Curtis Wheeler** at curtiswheeler@evergreencommondshoa.org

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There was a question about enforcing garbage can rules. Had any fines been levied? No fines have been levied for any violations in the last year. We will be more diligent about reminding members that garbage cans need to be kept screened from view, and that they need to be put away in a timely manner after collection day.

h. Nominations

Samira Al-Qazzaz reported that we only had one qualified Member nominated to run for the Board this year. This is why we only have one choice on the ballot. She expressed hope that more Members will express interest in serving next year.

5. Member Issues/Comments

6. Door Prizes

Don Wilt won the "Get Out Of Workday" certificate.

Alexis Davidson won a Home Depot gift card.

Samira Al-Qazzaz won a Windmill Nursery gift card.

7. Election Results

Jeff Batozech announced that a total of 47 ballots were received and the final tally was 47 votes for Claudette Ostrander. Claudette will be our new Director.

8. Adjournment

The meeting was adjourned at approximately 8:15 PM.

SOCIAL DIRECTOR—- JOHN ALTIERI

This year's ECA Easter Egg Hunt is fast-approaching, to be held on Saturday, April 23, at 11:00 a.m., rain or shine. Admission is 1 bag of candy. Please be in the parking lot of the park by 10:45 a.m. to form into age groups: 1-3 year olds, 4-6 years old, 7-9 years old, 10-12 years old. Presently we are fifteen (15) volunteers shy of the number we need to hold a successful Egg Hunt. Volunteers are still needed for the following duties (the day of): 1 Easter Bunny (we have a costume), 1 Park & Pool Area Decorator, 1 Egg Stuffer, 1 Egg Hider, 3 Group Leaders, 2 Food & Beverages Monitors and 4 Clean Up Helpers. Also needed are 2 volunteers to shop for egg stuffing items (little toys and candy). The DEADLINE for purchasing these items is April 3 in order to give the stuffers ample time to stuff the 1000 eggs by April 22. Please contact me by e-mail or phone to volunteer. If we do not have enough volunteers, we will curtail where necessary.

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A note about our Independence Day Party (Monday, July 4): Currently we are 32 shy of the 38 volunteers we need to run the various activities and functions of the event. An organizational and planning meeting will be held on Wednesday, May 4, at 7:00 p.m. in my home (4045 Terra Vista). It is very important to commit early to help out--especially with the BBQ dinner planning lest we end up with an everyone-brings-their-own-food affair. Please contact me in advance of May 4 to sign up to volunteer. I will update the membership on the level of commitment and how the planning is going in the April newsletter.

I am looking forward to working with ECA members to continue the traditional events throughout the year.

FEBRUARY 2011 TREASURER'S REPORT - CURTIS WHEELER

I was happy to accept the Board's appointment to be ECA Treasurer for 2011. I enjoyed being Secretary for the last year and half or so, and look forward to serving as the Association's Chief Financial Officer this year.

I would like to extend my gratitude to Jeff Brodd for the exceptional job he did as Treasurer. I know I speak for the Association, as well as myself, in saying thank you. Under our current bylaws, Jeff needs to take a two year break from the Board, but I hope to see him back some-time after that.

I am tentatively planning to meet with the Budget Committee on March 18. I still need to contact the current Committee members and determine who wishes to remain on board for 2011.

Jeff prepared the final report for February with the following balances.

<u>Assets</u>	<u>1/31/11</u>	<u>2/28/11</u>
Checking	9,683.25	8,351.85
Savings	50,129.12	50,152.19
Reserves for Replacement	<u>60,635.68</u>	<u>60,700.80</u>
Totals	120,448.05	119,204.84

The project details are part of the Park and Pool Report, but we have a significant capital pool project in progress that will impact the balance of our Reserves for Replacement. The resurfacing of our two large pools and replacement of our pool filters comes at a cost of approximately \$32,000.

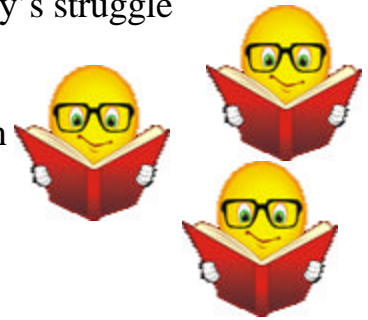
While this will take about half of the amount we have been holding in reserve, the cost should not have significant impact on our ongoing reserve funding requirements. This is because future reserve requirements will consider the new value and life expectancy of the pools, which are our highest valued property improvements. These kinds of periodic replacements are why we maintain a reserve.

ECA Book Club

Freedom by Jonathan Franzen was great for discussion as one family's struggle was viewed in many different ways by our group!

This month we are reading, **The River Why** by David James Duncan

I am certainly not into fishing—but I want to tell you—I thoroughly enjoyed this book!



Future books will be picked at our March meeting, 3/9, and listed in the April newsletter. We are meeting at 7 pm, Blake's house, 4418 The Court. Come if you can.

If you know of anyone who would like to be on our email list, please let us know.

Audrey Blake, 484-6510, audreyjblake@comcast.net

Karen Buxton, 489-9409, kbuxton44@yahoo.com

ARCHITECTURAL COMMITTEE CHAIRPERSON— ALEXIS DAVIDSON

We haven't had much action with the winter weather. Spring is coming, so many of us will start thinking about ways to maintain and improve our property.

After my last newsletter article, a concern was raised that perhaps the Architectural Review Committee intended to be patrolling to find every possible small infraction and levy fines against homeowners at first notice of violations. This is definitely not the case.

To clarify: Fines are not applied as a first response to any violations. They are levied only after repeated attempts to work with a homeowner who is not in compliance with CC&Rs. Homeowners are notified by letter and given the option to request a formal hearing. We work with the homeowner to set reasonable time frames to remove the violations. At the point where homeowners ignore board requests or fail to complete work by agreed-upon deadlines, then the Board has the option to impose fines.

It is not our intention to look for every possible small problem. We do want to keep up the appearance of the neighborhood and make sure the standards are maintained. We want to allow reasonable time frames for homeowners to respond to notification of CC&R violations. We hear from neighbors who think the ARC is not taking a strong enough stance in cases of long-standing concerns, and we understand their concerns for the impact on their properties.

Garbage cans left out too long is an on-going issue raised by several members, as is the continued use of carports as storage areas. These violations affect the appearance of our streets for everyone, so we again request your attention to keeping the front yards tidy.

NEIGHBORHOOD WATCH
COMMITTEE MEMBERSHIP

Baron Ave - - - - - Larry Vrieling
Ljvma@comcast.net 483-0677

Cool Court - - - - - Fred & Pat Links
Fplinks@sbcglobal.net 481-1574

Park Green Ct. - Curtis Wheeler
Curtiswheeler@mail.com 599-8011
Robert Kerr
robkerr@mac.com 482-2079

Pasadena Ave. - Melissa
& Tim Beard
lissabeard@msn.com 488-1777
Gloria Konovaloff
nickglo@surewest.net 481-0132

Sesame St. - - - - - Lori Bishop
Lcbishop@hotmail.com 799-8600

Terra Vista - - - -
Julie Jenson 320-4004 cell
Julie@RichardandJulie.com 283-6826

The Court - - - - - Linda Hax
Lhax@surewest.net 481-9707

Zephyr Way - - - April Keck
487-9752

NEIGHBORHOOD WATCH
FRED LINKS



February was a good month for ECA; no reported incidents. I know that emphasizing keeping doors, windows and vehicles locked, together with having night lights on in the front of homes, helps ward off persons who would otherwise want to take your property. Continue being vigilant, and report anything out of the ordinary to your Neighborhood Captains. Continuing to work together will make 2011 even better than 2010!

POOL & PARK DIRECTOR— MARVIN POTTS

Work has started on the pools and is expected to be finished by April 1st. The work involves replacing the old sand filters with new cartridge filters, installing dual equalizer and bottom drain covers to conform to the Federal and County requirements, and resurfacing the pools with fiberglass. The fiberglass surface coating had worn thin after 16 years of use which resulted in the fibers irritating your skin if you rubbed against the sides of the pools. The wading pool was replastered 2 years ago and is up and operating although the water will not warm up for another month.

DATES TO
REMEMBER

ECA Book Club

Wed., 7 pm, 3/09/11
Audrey Blake's house
4418 The Court

Next Board Meeting

7:00 pm April 7, 2011
Poolside,
weather permitting

EASTER EGG HUNT

11 AM
APRIL 23



PARK WORKDAY
April 30



4TH OF JULY
PLANNING

7 pm, May 4
4045 Terra Vista
John Altieri

