

Forest Glade Estates Newsletter

May 2012 - www.forestgladeestates.org



Annual Meeting and Election of Directors - Saturday June 16th

On Saturday, June 16th the FGE Board will hold its Annual Meeting and conduct an election of five (5) new Directors.

The Annual Meeting will take place in **Jean Shuler's driveway - 1804 Old Tower Road** with dinner from 4-6 PM and the Business Meeting and Election from 6-7 PM.

Come and enjoy a complimentary dinner with your neighbors including Lasagna, Salad, French Bread, Wine, and Soda.


Homeowners - Please please plan to bring an appetizer or dessert to share with your friends and neighbors.

Tim Barry and Kevin Gunn will provide live musical entertainment for the event.

Irving Stowers and Will Bolton will discuss the restoration of Livermore's First Commercial Fire Truck, a 1920 Seagrave, and provide short rides, for residents, around the neighborhood.



Election Process

 At last week's Board of Director's meeting the Nominating Committee was identified. Jean Shuler has agreed to chair the committee and represent the Board of Directors. The Committee also includes Hoyt & Susan Walker. The Committee's charter was to "make as many nominations for election to the Board of Di-

rectors as it shall, in its discretion, determine, but not less than the number of vacancies that are to be filled (five)".

At last Monday's Board Meeting the Nominating Committee put forward the following slate of candidates for the FGE Board of Directors:

Len Alexander - 1775 Old Tower Rd
Tim Barry - 1832 Creek Rd
George Farquar - 1951 Creek Rd
Hannah Farquar - 1951 Creek Rd
Kevin Gunn - 1864 Creek Rd
Jim Mackanic - 1755 Creek Rd
Jean Shuler - 1804 Old Tower Rd
Irving Stowers - 811 Kingsbury Dr
James Wang - 1762 Old Tower Rd

Garden Work Party



Garden Work Parties are planned for the second Saturday of each month at 8:30 a.m. and volunteers should meet near the tennis court. The next few work parties are: **Saturday June 9, July 8, & Aug 11.**

Tennis Courts



The last time the tennis courts were re-surfaced was in 2006, when the Association paid \$8,000 for a re-surfacing job. Six years later, the courts are now worn, particularly in the low spots where water collects. There are hundreds of feet of cracks, and one corner is beginning to be brought up by tree roots. While there doesn't appear to be an overwhelming number of our residents using the courts, they represent an attractive asset to our development, particularly when they are in good repair. The Board has recently received three bids for addressing the tennis courts, and they range from \$8,137 for the minimum filling of cracks, filling shallow "bird bath" depressions, re-surfacing, adding a color coat and striping (the type of job done in 2006). The high bid of \$35,500 provides for a more in-depth preventative treatment of cracks and repair of underground root damage.

At last Monday's Board Meeting it was agreed to

proceed with the \$8,137 repair option.



Overview of FGE Tennis Courts



Cracking damage due to roots or buried water pipe

Revisions to the CC&Rs & Bylaws



A special committee of the Board of Directors has spent considerable time editing and revising the original 1979 CC&R (Covenants, Conditions and Restrictions) and the Bylaws of the Forest Glade Estates. Committee members included Tim Barry, Peter Haugen, Kristy Haugen, and Irv Stowers.

The documents were edited to simplify the language, clarify the meaning of much of the old arcane language, and change the method of voting for Directors. This was done to assist both the homeowners and the Board of Directors to better understand these documents, and to align the document with the way we currently conduct business.

At the March 15, 2012 Board meeting we talked to several residents with comments on the first draft of the CC&R and Bylaws. Their suggestions were incorporated into the second revision.

The revised documents were then taken to our HOA Lawyer (William Thomson) to obtain a grammatical, legal, and enforceability review.

His reply unfortunately has set us reeling. He could spend many hours reading and editing our marked up documents (at significant expense), or we could start anew with a fresh set of documents (a template for a legally correct CC&R and Bylaws) that could be 'relatively easily' adapted to our needs. The CC&R document alone is 104 pages with many multiple choice statements.

During our discussions with the attorney we discovered that the CC&R document contains a 'sunset clause' that after 35 years from the date of initial signing, allows new documents to replace the original documents with a majority vote (50% + 1) of the homeowners. It so happens that the original documents took effect in 1979 and so they sunset in 2014.

At the April Board meeting the Board agreed that we would undertake adapting the new CC&R template document to our needs and then bring them to a vote in 2014.

FGE Finances

The Board is happy to announce that due to excellent planning, perfect booking, and New England conservatism it will **NOT** be necessary to raise the homeowner's dues for the next fiscal year starting in July 2012. The HOA dues will remain at \$435/yr.

The invoice for the 2012-2013 dues will be sent out July 1st and will be due July 31, 2012.

Island Curb Repair

The city has started repairing our island curbs. Len Abert will work with the City's contractor to try to avoid damage to our sprinkler system.

Next FGE Board Meeting



The Next Board Meeting will be the Annual Meeting to be held on **Saturday, June 16th, 2012 from 4-7 PM** in **Jean Shuler's driveway - 1804 Old Tower Rd.**

The July board meeting will be held **Monday, July 16th, 2012, 7:00 PM**, at Jim Mackanic's home, 1755 Creek Rd. As always - all residents are invited to attend both of these Board meetings.