

# Forest Glade Estates Newsletter

## Livermore, CA 94550

May 2019



President - Marie Dremalas - jmdrem@comcast.net, Vice-President - Pat Hallahan - patmike1@comcast.net, Secretary - Peter Haugen - peter@haugen.com, Treasurer & Webmaster - Enda Sterne - pasterne@comcast.net, Social Committee Chairperson - Tracey Esling - traceyesling@gmail.com, Newsletter - Irving Stowers - irving.stowers@mac.com - Questions or Comments? Please contact us ForestGladeEstates@outlook.com

### **FGE Annual Meeting**

June 1st in Jean Shuler's Driveway, 1804 Old Tower Road, with music provided by Tim Barry and Kevin Gunn

- 4:00 PM Food and Ballot Drop-Off
- 5:00 PM Meal - Pizza and Drinks will be provided
- 5:30-6:30 PM FGE status update and guest speaker from the law firm of Berding & Weil LLP, Walnut Creek to discuss FGE Incorporation, CC&Rs, and reasons to revise and update them as the law and times change
- 6:30-7:00 PM Music and Socialization

### **Planned Incorporation, CC&R and By-Laws Revisions**

In the nearly 40 years since our Forest Glade Home-Owners' Association was formed and the By-Laws and Covenants, Conditions and Restrictions (CC&Rs) drafted, the laws governing HOAs have changed quite a bit, most notably with the Davis-Stirling Act<sup>1</sup> of 2014. The board of directors is researching the process for modifying our HOA documents to bring us into line with current law.

The first step is Incorporation which is the legal process used to form a corporate entity or company. A corporation is a separate legal entity from its owners. To incorporate is the process of legally declaring a corporate entity as separate from its owners.

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<sup>1</sup> **Davis-Stirling Common Interest Development Act** is the popular name of the portion of the California Civil Code beginning with section 4000, which governs condominium, cooperative, and planned unit development communities in California.

### **Treasurer's Report and New Budget**

Our current financial position is good. The proposed budget (2019-20) is mostly in line with last year's, with some allowances for rising prices (notably water). We have also included an amount for legal fees associated with incorporation and revision of the CC&Rs. We expect to spend down some of the reserves this year in order to update the CC&Rs, but will still have a good balance for tennis court resurfacing and eventual irrigation system repair and replacement. We're not planning to increase the annual dues.

### **Street Sweeping Changes**

The City of Livermore provides a street sweeping service once a month which will continue unchanged. However, A1 (our private street sweeping contractor) has changed their prices and pricing structure, and for now, in a season without much debris, we're asking them to sweep our streets once a month vs. the prior three times per month. We'll re-visit this as we get into the fall.

### **Ballot for Board of Directors 2019-2020**

The 2019-2020 election is to determine five voting members of the Board of Directors of our Forest Glade Estates homeowners association. Place your vote by checking up to 5 TOTAL boxes. If you wish, you may place all your votes on one single candidate or any combination of candidates, but check only five (5) boxes or your ballot will be invalid. The five candidates with the most votes will be elected as the voting Directors and the other candidates will be asked to participate on the Board of Directors as non-voting Members at Large.

Director: Marie Dremalas - incumbent

Director: Tracey Esling - incumbent

Director: Pat Hallahan - incumbent

Director: Peter Haugen - incumbent

Director: Enda Sterne - incumbent

Once completed 1) bring the completed ballot in its original lot-numbered envelope to the FGE Annual Meeting on June 1st, 2) or deliver your sealed paper ballot to any current board member before the Annual Meeting, 3) return the electronic version emailed to you before the Annual Meeting.

Even if you don't have a particular preference for board members, please vote as we need sufficient responses to validate the election results.

### **New Member of the Neighborhood**

We're delighted to welcome Freddie & Rose Hansen, who recently moved into 1825 Creek Road. Pat Hallahan delivered their welcome package and bottle of wine.



*Freddie & Rose Hansen*

### **Next FGE Board Meeting**

The next Board meeting will be held at Peter & Kristy Haugen's house, 982 Mendenhall Drive, July 8th at 7 PM. All home owner's are welcome to attend.