

Estates News

Edition 2

May 2004

Necessary Numbers

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Estates Board of Directors

President – Debbi Larkin, Landscape
Vice President – David Branstetter,
Architectural Review
Member at Large – Courtney Walker,
Landscape, CC&R Issues
Treasurer – Sue Saffarrans, Financial
Secretary – Lisa Kurzweil,
Communications

Welcome...

Join us in welcoming our new neighbors,
Glenn Smith, 6352 Turnberry, **Bruce Chesley**, 19466 Woodlands, & **Michael Wilson**, 19381 Woodlands.

BoardTalk.....

Our second meeting of the 2004 Board was held on April 22nd. Key items discussed included:

Landscape – The Board is currently meeting with arborists to provide an overall tree-trimming schedule for the health & safety of the common area trees. We will keep you updated on this important project.

Architectural – An important reminder: **Please remember that any exterior modifications to your home - which include exterior painting & new roofs-require architectural review & approval by The Estate Series & the Community Boards.** If you are considering changes, please contact Progressive Community Management for required review/approval information. If proper submittal is not received, the Board will enforce fines per the CC&Rs, & may issue cease & desist orders. We are currently developing Architectural Guidelines to assist owners in understanding the process & their individual flexibilities. In the meantime, all improvements must be submitted, in writing

to the Committee, including plans, dimensions, etc. Our maturing homes may benefit from a “facelift”, but we must still maintain a look & integrity that reflects the unique Estates’ style.

Stucco Repairs – A Vista Paint representative is working with us on specs to repair/repaint the common area stucco, located at the end of the green belt & parking areas. This project is scheduled to take place within the next few months. Recent walk-throughs have shown that some of the privately owned stucco areas in owners’ property are also in need of TLC. Please take the time to look at your stucco areas behind your home for proper maintenance. Let’s work together to have a community that shines this summer!

Street Asphalt – The Board has approved a contract with Oliver Mahon Asphalt for routine street repairs & slurry, scheduled for mid-July. This project is never easy, but with a little communication & preplanning, we are confident that it will be as “hassle free” as possible. You will soon receive a notice & schedule of confirmed dates. In advance, we thank you for your support in moving your cars & helping to facilitate the work. The end result will be clean, safe Estates’ streets for us all.

Project Refresh

In 2003, the Estates Board approved, in concept, “Project Refresh”, a phased series of landscaping updates to address our dated entrances (Whitemarsh & Silverado), parking areas & green belts. Initial plans from the Community Assoc. Architect were not financially feasible, & we have been working with new landscape professionals to develop plans that are both beautiful & cost effective.

We are getting close! We are currently receiving multiple bids on plans that the Board is proud to present to you, & Reserve accounts have been created & partially funded to underwrite this project. Slated to occur in 2004, Project Refresh will focus on those visible common areas within our series that are most in need of aesthetic or safety updates. We look forward to sharing more details about this exciting project with you in the near future.

Coral Trees

When the community lost one of the coral trees located on Whitemarsh, it brought up concerns for safety & liability for the Association. Several arborists have inspected the trees & recommendations are being provided to the Board for review. While selective coral trees may need to be removed, they would be replaced with a different variety of tree(s) possessing less obtrusive root systems. Recommendations will be part of Project Refresh, & homeowners will have the opportunity to review them in advance.

A Walk in the Park

Spring is sprung! - We encourage everyone to enjoy the green belts & park area along Cherryhill, & thank those dog owners who use the plastic bag dispensers when walking your pet. But ~ please remember that these bags are for the cleanup of pets only during your walks, & not for taking home. These doggie bags are surprisingly costly, so please use them appropriately.

Take a Bow!

We've received reports of 2 grown men routinely wading in the front entrance fountain.... No need to alert Security - it's only our stellar Community Board Reps, John Baley (President) & Hank Volker, working overtime on fountain improvements! Cascades of thanks to these wonderful men, who are trying to beautify our community & help make entry to SOG easier for fellow owners. Please consider coming to upcoming Community Board meetings to show The Estates' support for these dedicated volunteers.

Call Who???

Just a reminder: For questions pertaining to the front or back entrances, guard gate or security, contact Jan Standish at Golden West Property Management, who is your Community Association liaison for Seacliff on the Greens. For issues pertaining to the streets, grounds, etc. on our specific side of Cherry Hill, call Glenda Reid at Progressive Community Management, our *Estates Series* representative.

Parking Lot Full?

A strong reminder that owners must park their cars in their own garages & driveways, leaving the Guest Parking open for contractors & guests. Disregard for this CC&R is causing inconvenience & frustration for many owners & their guests. We have directed Security to once again begin citing & ticketing offenders, until this problem is under control. Please - help make room for everyone!

Community Directory

Thanks to those residents who returned the resident information form for the

Estates Series Neighbor Directory, due to be completed & distributed within the next few weeks. We want to be sure that no one is missed, so we will be distributing another form prior to printing. If you did not already return your form & wish to be included, please complete the form and return to Management.

Always Looking....

The Board continues to encourage homeowners to volunteer a few hours & a little energy to better our community. Contact Progressive Management to join the following committees:

- 1) **Landscape**: Review/Renew!!!!
- 2) **Architectural** - Review owners' improvement plans. We need input!
- 3) **Communications** - Help distribute newsletters & other notices.
- 4) **Welcoming Committee** - Create & deliver small baskets for new neighbors.

Holiday Schedule

Progressive Community Management will be closed Monday, May 31, 2004 in observance of Memorial Day. 24 hour emergency service is always available by calling the regular business line at (949) 582-7770 & following the emergency paging instructions.

Estate Board Meeting Dates

- July 15, 2004
 - October 21, 2004
 - November 18, 2004 (Annual Meeting)
 - 7:00 @ Camelback Clubhouse
- Participate in your neighborhood!

