

# The FYI

A Private Residential Community

Newsletter for the Edgewood Townehouse Association

## MESSAGE FROM THE BOARD

*Preserve. Restore. Maintain.*

Robert Bruce Trafton,

President, Edgewood Townehouse Association [etapresident@email.com](mailto:etapresident@email.com)

**As** we pass through the Fall Equinox, towards the autumn and winter seasons, we need to take a moment to look back over the most extraordinary year in our nearly forty-eight-year history. We have much to be proud of over the past year, and many continuing challenges to pursue for the future. Our Annual Business Meeting is a special time for us to reflect and plan for that future. Our Annual Business Meeting is always held on the fourth Tuesday of October. This year, our Annual meeting will be held on Tuesday, October 24, 2017, at the Clubhouse, beginning at 7 PM.

The most important task at our Annual Meeting, of course, is the selection of Board of Director members. Currently, we have three Board members whose terms will end, and there is a list of candidates interested in serving on the Board for a three-year term. Included with this edition of the FYI is a list of candidates seeking a three-year term on the Board, a nominee application form, and the Duties and responsibilities of the Board of Directors. During the Annual Business Meeting, however, nominations for the Board positions will continue to be accepted, only if the nominee is present and accepts the nomination.

If you are interested in running for a Board of Director position, complete the nominee application form and submit it in the Mailslot at the Clubhouse Front Door by 5 PM on Friday, October 13, 2017. All nominees whose applications are received will be included on the ballot and proxy ballots. Proxy ballots will be included with the October 2017 FYI Newsletter.

Besides the election of Board members, the Annual Meeting is a time to meet other Association members, share ideas and concerns, and be part of the planning of our community's future. Your attendance is very important in the business and governance of our Association. If you have comments, compliments, or concerns that you care to share, or have questions that you need answers to, please bring them to our Annual Business Meeting on Tuesday, October 24<sup>th</sup> beginning at 7 PM.

The Westbrook Way and Brookside Drive Gate will be closing on Friday, October 13, 2017. The gate is open as a safety measure during the summer fire season. Temperatures have been dropping into the fifties during the late evenings and overnight, and ocean storm fronts have begun to bring rains back to the valley. The risk of urban forest fire is now diminishing.

## UPCOMING EVENTS

### Next Regular Board of Directors Business Meeting:

Tuesday, October 10, 2017 at 6.30 pm in the Clubhouse

### Self-Nomination Forms:

Homeowners interested in serving on the Volunteer Board of Directors submissions due at Clubhouse Mailslot Friday October 13, 2017.

### October Annual Open Forum Business Meeting:

Tuesday, October 24, 2017 at 7 pm in the Clubhouse.

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## **EDGEWOOD TOWNEHOUSE ASSOCIATION**

### **Board of Directors Monthly Business Meeting**

*Preserve – Restore – Maintain*

Tuesday, September 12, 2017

**Call to Order:** The meeting was called to order at 6:30 p.m. Board members present were: Bruce Trafton, Darell Bidstrup, Michele Coney, Christine Donahue, Sharon Kimble, Michael Maulding, Don Pasquali, Jennifer Smith, and JoAnn Wilson. Also present was Frank Gaddini, ETA Director of Operations and Facilities. Four homeowners were in attendance.

**Announcement:** President Bruce Trafton announced that, contrary to some rumors, he will run for reelection at the October Annual Meeting and, if he is reelected by the homeowners, would accept continuing as Board President if chosen by the Board.

**Approval of Minutes:** The Board approved the minutes of August 8, 2017.

#### **Standing Reports:**

1. Facility Report: Submitted
2. Treasurer's Report: Submitted
3. Website Coordinator: See Old Business below.
4. Swimming Pool: None submitted.
5. Clubhouse Coordinator: None submitted
6. Hospitality Coordinator: None submitted.
7. Welcome Coordinator: None submitted

#### **Old Business:**

1. Website Redevelopment: Website Coordinator Dan Goodlett distributed an informal list of understandings of what would be expected of the ETA website coordinator and asked that a Board contact for him be named. Darell Bidstrup volunteered. The Board agreed to obtain a credit card to pay for website expenses (e.g., domain name purchase, website host) since online vendors do not accept checks. Any website expenses will be approved by the Board in advance. The Board reviewed the list and will continue the discussion at its next regularly scheduled Board meeting.
2. ETA Directory Distribution: President Trafton has distributed over 50 copies of the current directory. Anyone wanting a copy should contact him directly. Future updates of the directory will be distributed by email with hard copies available by request of the ETA secretary.
3. FY 2018 Proposed Budget: The Board reviewed the proposed budget for FY 2018. The draft, prepared by ETA Treasurer Michele Coney, includes a \$12/month, or 3.5%, increase in HODs to \$332/month. The Board reviewed the proposed budget line by line. Each proposed line-item amount was based on actual previous years' expenditures. With input from ETA Director of Operations and Facilities, Frank Gaddini, on projected grounds and facility needs and anticipated costs, the Board decided to retain the following "Major Restoration Projects:" (a) tree management; (b) foundation repair; (c) completion of overhead garage door replacements; and (d) groundwater restoration. The Board will consider the proposed budget and pursue action on the proposed budget at the next business meeting.

#### **New Business:**

1. Waivers: The Board approved the following requests: 35WW: Extension of waiver to park one car in designated parking until 10/15/17. 136 BB: Extension of waiver to park one car in designated parking until 11/7/17.
2. ETA Master Insurance Policy Review: As a result of the December 14, 2016, ice storm damages, the rate of our Master Policy increased by 25% or nearly \$10,000. This was contrary to our initial discussions with our carrier, State Farm. President Trafton will obtain bids from other carriers to seek more favorable rate.
3. Additional ETA Board Business Meeting: Given the press of business to conduct, the Board considered holding an additional business meeting on September 26, 2017. A confirmation notice will be sent
4. Executive Session

#### **ANNOUNCEMENTS:**

1. The Swimming Pool Season ends on Sunday, September 17, 2017.
2. The next regularly scheduled Board of Directors Meeting: Tuesday, October 10, 2017, in the Clubhouse at 6:30 PM
3. Submission of Self-Nominations for ETA Board of Directors Election: Friday, October 13, 2017, by 5:00 PM
4. The Next HOA Quarterly Meeting: Tuesday, October 24, 2017, in the Clubhouse at 7:00 PM

The meeting adjourned at 9:20 PM.

JoAnn Wilson, Secretary. Email: [etasecretary@email.com](mailto:etasecretary@email.com)

## **Looking Back Over August 2017 Facilities and Operations Report**

Frank L. Gaddini,  
[etadirector@email.com](mailto:etadirector@email.com)

August was a month that hosted an epic solar eclipse. Thankfully the sky was clear on eclipse morning, but the rest of the month skies were under a pall of smoke, high humidity, and a string of 90 degree days. August was also dry and nary a drop of precipitation could be wrung from the sky.

During August, we recorded and completed one-hundred-twenty-six (126) jobs. Overhead garage doors continued to be focus and five overhead garage doors were replaced at 2, 101, 109, 113 and 139 Westbrook Way. The month also saw several visits from our pest control contractor for a variety of moles and voles that have been ravaging several of our cultivated and rough areas. Two of our domestic water supply lines sprung leaks. We repaired the supply line at 2 Westbrook Way. The other water supply line at 127 Westbrook Way was excavated and repairs to the line were affected the next month. We also engaged a contractor to replace the second floor patio deck at 140 Brea Burn.

A good portion of the month was engaged in routine maintenance including irrigation valve replacement, major pruning, and pressure washing. We have new equipment that enables us to clean wide swaths of walkways. We were moving ahead quickly when our pressure washing equipment experienced a failure that required several days in the repair shop. We hope to resume our pressure washing asap.

### **TREASURER'S ANNOUNCEMENT**

Homeowners interested in any of our Association's financial reports can request copies any time. The three copies often requested are Year End Annual Profit and Loss Reports, Year End Annual Balance Reports, and Monthly Banking Activity Reports. If there are any specific reports, please ask. Also, please be patient. As a volunteer treasurer, generating special reports may require time to prepare. Please be patient. Reports are also *always* available at *all* Quarterly Meetings. Contact [etatreasurer@email.com](mailto:etatreasurer@email.com) for financial reports.

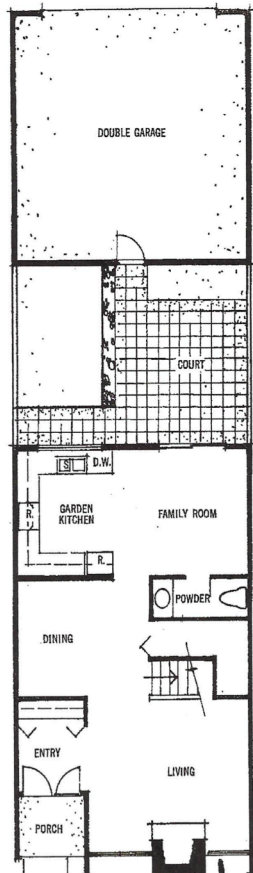
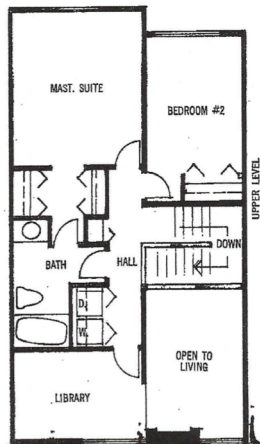
## FEATURE MODEL OF THE MONTH *The Tahiti*

When Edgewood Townhouses were originally constructed, beginning in 1969, and available for occupancy in 1970, advertisements and pamphlets detailed the site's seven different models. Each model had a unique name that highlighted the floor plan. There was the Acapulco, the Bahama, the Bermuda, the Hawaii, the Jamaica, the Tahiti, and the Samoa. Twelve of the ninety floor plans were known as Tahiti. Below is a copy of the original advertisement of the two floor plan of the Tahiti model.

### *The Tahiti*

Features INCLUDED in purchase price.

- ★ Two bedrooms plus study and double bath.
- ★ Luxurious nylon shag carpet in the living room, dining room, stairs and hall.
- ★ Both bedrooms and study carpeted in deep custom nylon.
- ★ Care free Vinyl floors in the family room, kitchen, baths, and entry.
- ★ Color coordinated kitchen with built-in oven, range, dishwasher, disposal, and furniture finished cabinets ...extraordinary counter space and storage.
- ★ Formal dining for daily use and festive occasions.
- ★ Study or den overlooking the full 2 story living room.



All the Townhouses of Edgewood provide more gracious living with heavy hand-split shake roofs; double garages; maintenance free bronze window frames; fireplaces; double sound walls with air space for acoustical privacy; secluded garden courts; park, pool and recreation building privileges; professionally landscaped and maintained grounds and exteriors.

### **PARKING POLICY REVIEW**

In January 2017, the Board of Directors revised our parking policy as follows:

1. All homeowners "should" park vehicles in garages.
2. Temporary parking by homeowners or their guests must be in designated parking spaces.
3. Waivers for Special Circumstances. Homeowners may request waiver of the Parking Policy in the event of exceptional or extraneous circumstances. Waiver Forms are available by contacting the Board, the Facilities and Operations Director, or the Clubhouse. The Board will review each case and render a final decision.

### **PARKING IN FRONT OF GARAGE DOORS**

We all need to remember that parking your vehicle in front of garage doors is strictly prohibited. Clearly, it is reasonable to load and/or unload in front of your garage door. It is also reasonable for contractors, during normal business hours, to load and unload materials while working in your townhome; *but, extended parking hours at a time is not reasonable.* It is also absolutely unacceptable to park a vehicle overnight in front of a garage door.

Some of our driveways are narrow, and parking in front of a garage door creates safety hazards for other homeowners who need to back out or enter into their garage. It is also a good idea to ask your contractor to park in designated parking spaces, as much as possible, when working in your home.

Parking in front of garage doors is *unwaiverable!* Please do not park for extended periods of time in front of garage doors.

