

# Glen Gazette



Fall 1994

## Final Words from President Chuck Adams

This marks the end of my third year on the board, one as VP and two as President. Many things have been accomplished in these three years, but much remains to be done because management and maintenance of association property and interests require ongoing attention. Serving on the board has been busy and in many ways, a rewarding experience. I want to thank the other board members for their work and association members for their cooperation.

Within the month you will be receiving a draft proposal of a C.C. & R. amendment to limit the number of rentals in the Glen to twenty-five per cent of the total residences. As indicated in previous newsletters, the passage of this amendment will favorably affect all present and future owners in the GLEN. Lending institutions start questioning the granting of loans to refinance or to purchase when the number of rentals in a development exceeds 25%. Mortgage interest

rate can also be adversely affected by a high incidence of rental property within a complex. The net result of a high number of rentals can consequently adversely effect property values — something none of us would want.

This proposed amendment will not effect present owners renting their units in that they will be “grand-fathered in.” The Board will also retain the ability to grant hardship waivers for owners wishing to rent their unit out even if the limit is exceeded. An example of a hardship might be a temporary job transfer.

This type of rental limit provision is becoming quite commonplace in planned unit developments, so we would not be an isolated association of homeowners taking the trouble to protect our investment.

At our general meeting on October 24, this proposed amendment will be open for discussion before ballots are mailed out in January of 1995.

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## **Park Lighting Promised in September**

The city has authorized the installation of the lighting for the parking and park area outside the gate. The budget for this project will be formally passed at the next city council meeting. Installation should take place during September according to the Public Works Department.

## **Reminders**

The Board at Glen Heights has been requested to remind their residents to observe the leash and droppings pick up rules in the GLEN. Reciprocally, we need to be certain that we comply with like restrictions if we walk our animals through Glen Heights.

Please remind guests and service people that the speed limit in the GLEN is 15 mph. This is for safety reasons and to reduce the noise level from motorized vehicles.

Twice in the last month, persons who claim to work for individuals in the GLEN have entered the GLEN illegally: one by climbing the gate and the other by pushing the gate to open it. If you have hired help, please be certain they enter by calling your number. If you are not home, please provide them with one of your pedestrian gate keys.

### **Homeowners' Association Officers:**

President: Chuck Adams	H - 649-4214
Vice-President: Virginia Capra	H - 372-0302
Secretary: Anna Lorenzen	H - 375-1876
Treasurer: Craig Woolley	H- 647-8353
Director: Joy Hallas	H- 649-3817
Tennis: Anna Lorenzen	H- 375-1876
Welcoming Committee:	
Virginia Capra	H- 372-0302
Joy Hallas	H- 649-3817
Newsletter: Anna Lorenzen	H- 375-1876
Glen Manager: Joseph Chaffers	453-7733

## **ANNUAL MEETING**

**MONDAY  
OCTOBER 24TH  
7:00 p.m.**

### **Reserve Study Completed**

Recently, Community Associations Consulting conducted a reserve study for your association as is required by California Code. The study states, "the starting balance; along with projected annual provision, should ensure full funding of the Reserve Fund, based upon current information." The introduction to the study also states, "Facilities managers agree that the best spent money is the money spent for preventive maintenance." Your board has been cognizant of both of these facts and has used both in their decision making process.

I hope to see you at our annual October meeting.

*Chuck Adams*

### **Thanks and Kudos to:**

John Shipley for replacing the missing spiked crowns on the entry gate and adjacent fencing. Also, for replacing the light bulbs in nearly one-half of our door bell buttons.

Anna Lorenzen for typing our new rules and "regs" booklet, announcements, newsletters, etc.

Virginia Capra for all her time spent on supervising gardening, maintenance and other association business.

Mark Risley for volunteering to head up a review of the architectural control guidelines for the Glen.

### **Termite Inspection Needed**

Routine maintenance work has uncovered three infestations of termites in the GLEN. It is my understanding that infestations commonly become apparent in structures 10-15 years old. In an effort to avert major termite damage bids are being solicited for a thorough inspection. This will require the technicians to enter each unit, do an inspection around the periphery of the interior walls and attic crawl spaces. The days of the inspections will be posted at the mail boxes a week in advance so you can plan accordingly.

### **Welcome to Property Services**

Property Services has been contracted to perform landscaping and gardening in the GLEN starting the first of September. The company received first place at the Monterey County Fair competition this year in landscape design.

As an adjunct to their normal duties they will be renovating our sprinkler system, installing drip systems where appropriate and installing an automatic timed watering system all with an eye to water conservation and lower water bills.