

The Glen Newsletter

July 20, 1998

Homeowners Meeting

President Jack Rutherford

373-3732

Vice President Diane Hardcastle

648-0657



The Board has approved removal of some grass areas that will be replanted with drought resistant plants. This is an effort to conserve water and reduce expenditures. If your home has grass removed, you may have some input into what plants replace the grass. Take a look around the complex and pick something that is currently being used. If that plant is appropriate to your lot, we will try to accommodate your request. Please remember that you do not have the right to remove or replace any plantings around your home. That is the job of the gardeners as directed by the Gardening Committee. This will be done over the course of the next 3 years.

Starting the week of July 20th, we will begin the removal of several dead trees on the property. We will also be doing trimming where necessary. This project should be done by August 1st.

Our lake will be treated for algae control this summer which will make the lake much more pleasing in appearance.

This will do no harm to any of the natural habitat of the lake. It is a completely environmentally friendly product.

Paint maintenance will be going on before fall so any spots you have noticed must be pointed out to the painter or your President.

We are having a problem with dryer vents. There is a service available to clean these vents. If enough residents want this service done, it will cost approximately \$100.00 per unit. The cost will be paid for by you! The association does not have the funds to incur this additional expense. Please contact Jack if you are interested. Having the service will improve the efficiency of your dryer and reduce energy costs.

PG&E has completed installation of 3 new transformers. This was done at no cost to the residents of The Glen. Our drainage problems should be over and Granite did a great job, so hopefully we are ready for the rain this winter.

There will be a notice from our management company next month regarding parking sideways in the driveways. This pertains to the units that have short driveways that do not allow cars to be parked straight on. The Board has determined that this is unsightly and has passed a rule that does not allow this "side straddling" any longer. Furthermore, it has caused damage to plantings, curbing has cracked from repeated bumping, sprinkler heads have been broken due to cars rolling on the grass and it just plain looks bad.

The CC&R's clearly state that garages must be kept clear of debris for the parking of "vehicles." So, please get

ready and clear your garage of debris so that both vehicles can be parked in the garage. This looks better for the entire complex. Be considerate of your neighbors and the overall good of the development and our investment. If you have both cars in the garage, you will still not be allowed to park parallel to the curb if you have one of the short driveways. No exceptions! The space outside the gate must be used for overflow parking. Also, you are required to keep your garage closed at all times. Please adhere to this rule. We have had situations of theft from garages left open on 2 occasions. The Board will begin imposing fines on parking violations. The guest parking is just that. It is not for your personal use! Please remember that you are not allowed to make any modification to the exterior of your unit without submitting a request to the Architectural Review Committee. This includes adding a address sign to the outside of your unit. Recent signs that have gone up without approval will be asked to be taken down. They must meet the approval of this committee. We must maintain a consistent look to the Glen. We cannot allow changes to the overall appearance just because one owner feels it looks good. We must again make decisions based on the good of the entire project.

The annual meeting is coming up soon. Please watch for notification.

In closing, I would like to thank Jack for the tremendous job he has done during the last year. He has sacrificed an incredible amount of his time managing this property. He has saved us all a great deal of money.