

The Glen Gazette

1 Glen Lake Drive, Pacific Grove, CA 93950

642-2441

OFFICERS & DIRECTORS

- President:** Candy Pollock
Vice-President: Jack Rutherford
Secretary: Bob Stevens
Treasurer: Jim Ray
At-Large Director: Jack Rugar
Newsletter: Bob Stevens
Architectural Control:
 Ron Johnson, Jessa Lee Lapatra
 & Sandy Claus
Gardening:
 Pat Claus & Carol Rutherford
Welcoming: Pat Claus
Emergency Preparedness:
 Stephanie Lee & Christina Bronfield
Managing Agent:
 Joseph Chaffers (MCC)

NEW ASSOCIATION MAILBOX

Last month we told you that The Glen had its very own telephone number – 642-2441. We now have our very own mailbox and address. Our new address is 1 Glen Lake Drive. The Pacific Grove Postmaster has issued us this address. There is an actual mailbox at the mailbox stand across from

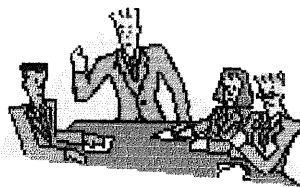
unit #100. Mail to the board or HOA can be received in this box via US postman or drop in. This box will also accept your comments or suggestions. But please do not put your Association dues here. Continue to mail your dues in the envelope provided by MCC.

Board News

The Board of Directors met on **June 18, 2002 at 5:00 p.m. in Unit #9**. All Board members were in attendance except for Secretary Bob Stevens. The following residents also attended: **Adorjan de Galffy, Connie Shelstad, Carol Rutherford, Wolfgang Haas, and Glen Grossman** who performed the secretarial duties.

Highlights

of the June Board Meeting



Director and Treasurer Ray presented the report of the RESERVE STUDY COMMITTEE. Ray, Director Rugar, and Augie Louis had

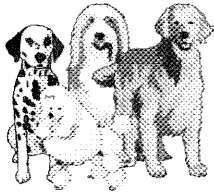
finished obtaining bids on the major components of the common areas. With assistance from Member Shelstad, they had projected cash flow showing likely expenditures over the next ten years. Sunstone Consulting was not far off in their projections. It is clear dues must be raised. A one-time increase of \$20 for year 2002-2003 will not be sufficient to adequately fund the Reserve Account. The Reserve Account would need an additional \$20 per unit per month starting in year 2003-2004 for a total increase of \$40. At that funding level, the projections indicated that no additional increase would be required for the projected ten year period. These projections utilized a conservative inflation factor. MCC had proposed increasing dues by \$8 to a total of \$228 for year 2002-2003 but that \$8 increase did not consider the need for increasing the funding for the Reserve Account. It only considered the Operations Account. The Committee recommended increasing dues by \$25 per unit per month per month. The Board unanimously agreed to increase the Operating Account

dues by \$5 per month per unit and the Reserve Account dues by \$20 per month per unit. A written report from the committee is included with this newsletter.

The Lake

The Lake has been "shocked" into life by using a special chemical. The Board received a bid of \$8,000 to reconstruct the bridge. The Board will solicit additional bids.

Rules Enforcement Committee



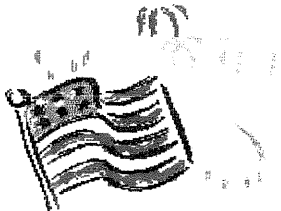
Please remember that it is the duty of the human in the unit, not the lovely animals depicted above, to pick up ALL SOLID WASTE.

Please be considerate of your neighbors. All waste must be picked up, not left on the lawn or the street.

Disaster Preparedness

Thank-yous to Stephanie Lee and Christina Bronfield for agreeing to serve as co-chairs. This new committee is just getting started. We will have more information about it in future newsletters.

Fourth of July Picnic



The Glen of Pacific Grove Homeowners' Association will host a picnic on the 4th of July. It will be held inside The Glen between units #10 and #110.

Contact **Shirley Ray (#90)**, 644-9214 or **Noni Howell (#94)**, 649-0225 if you would like to bring hors d'oeuvres, salad, or a dessert to share with others. **Carol Rutherford (#36)** will be in charge of decorations.

The Association will provide punch, paper products, plastic knives and forks, and briquettes. We will provide additional grills if necessary. Please plan on bringing your own hot dogs, hamburgers, steaks, buns, and whatever else you might want to eat.

This will be a wonderful occasion to meet more of your neighbors and share in this great patriotic holiday.

Continuing Education

On 6/22/02, President Pollock, Vice-President Rutherford, Director Rugar, and member Grossman attended an all day seminar in San Jose devoted to homeowner associations. We met a lot of vendors and picked up a lot of valuable information.

Legal Developments

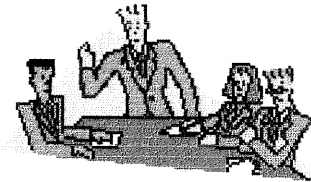
California courts and the Legislature continue to be very active in the area of common interest developments. In *Fernandez v. Lawson* (5/13/02), a homeowner hired an unlicensed contractor to

perform work for which a license was required. The contractor's employee sustained an injury and sued the homeowner claiming that the homeowner was his employer as a matter of law because the contractor lacked a license (Labor Code Section 2750.5).

The moral of the story is, hire only licensed contractors. Call the California Contractors State Licensing Board at (800) 321-2752.

In the Legislature, at least eight different bills are pending which would impact the Association. We will advise you as we learn the final status of these bills.

NEXT BOARD MEETING



The next board meeting will be held on **July 8, 2002, at 5:00pm in Unit #9 at which time the Board will adopt a budget.**

President Candy invites all residents of the Glen to stop by for coffee and refreshments before the meeting.