



# The Glen Gazette

## 2<sup>nd</sup> QUARTER 2006

The Glen of Pacific Grove Homeowners Association

1 Glen Lake Drive, Pacific Grove, California

831-642-2441

<http://theglenofpg.com>

---

### The *NEW* Glen Gazette

Written for, by, and about the residents of The Glen.

#### FROM THE EDITOR.....

**Candy Pollock**

*April showers bring May flowers!*

If that familiar line is true, our gardens should be full of color this year! It was a very wet season. And it was extra cold. The fireplaces were working overtime! But I think we can finally clean out the ash and cover the wood until next year. We have had some beautiful days. Our warm season is finally here! Get out, walk, and enjoy The Glen!

#### HELLOS AND GOODBYES:

By Lynn Bomberger

#25: Rita Burden has three daughters and a son. Her daughter Brittany and her son Michael are living with her. The eldest daughter, Michelle, is attending school in San Diego and her daughter Stephanie will soon be starting school at Loyola Marymount University in Southern California.

#54: Sunday Spencer and her young son Christian lived in Monterey before moving to The Glen. She is the national sales manager for the Pebble Beach Company Resorts. Sunday formerly lived in Alaska and owned a resort there.

#72: Patti and Lindsay Munoz are presently teaching in Manteca and are looking forward to retiring here in about 5 years. However, until that glorious day they hope to be here at least once a month and for all of their teaching breaks!! They have a married daughter Lindsey, and Michael, a student at CSULB. They also have a nephew attending CSUMB!

#100: Linda Williams is a school principal and lives with her daughter.

WELCOME TO ALL OUR NEW RESIDENTS!

#### JULY 4<sup>th</sup>

Our annual picnic will again be on the front lawn on July 4<sup>th</sup>. Mark your calendar and watch for information. This is a fun time and a great way to meet our new residents.

#### GARDENING:

Please drop a note in The Glen mailbox if you have a particular gardening or tree trimming request, or for any comments you may wish to leave. Your request will be added to the list.

Rust, tree roots, and age have played havoc with our irrigation system. Our gardeners are busy with these repairs and their routine tasks. Be patient with your requests.

If you do some gardening on your own patio, you may put your clippings in the green yard waste containers. They are kept behind several of the garages.

#### LAKE:

The Blue Heron has taken up permanent residence here! He can be seen almost any day either walking slowly in the water, or perched high on a tree branch watching for the perfect catch. I guess it is all just a part of the balance of nature!

#### A Rule to Review:

Garage doors *should* be closed when not in use. Please make an effort to keep your garage door closed when you are not using the garage.

Do not climb over the gate at the entrance of The Glen. You could hurt the gate, or more importantly, harm yourself. . If you have children, please make sure that not only do they follow this rule, but that their friends do, too!

### **DOGS:**

It seems like there is some discussion about dogs in every newsletter. The dogs in The Glen are important members of our community. However, there are important rules to follow if you have a dog:

- You must pick up after your dog. The fine is \$25 if you don't. If you are walking your dog, you will be suspicious if you are not seen with a bag in hand. Unfortunately, there are still offenders, so don't make yourself suspicious.
- Your dog must be on a leash at all times. For example, it is not even acceptable to let your dog out the front door off a leash.

Help us keep The Glen dog friendly.

The Glen speed limit is 15miles/hr.  
There are small children about The Glen.  
With warm weather, they will be playing in the street. Please motion offenders to slow down.

### **Glen Lake Drive is a Fire lane.**

Please remember that this lane is a no parking lane *all* of the time. Help us enforce the parking rules within The Glen.

### **THE GLEN BOOK CLUB:**

*Submitted by Sharon Axt*

Ladies of the Glen: do you like to read? When you finish a book, do you wish there was someone else who has also read that book with whom you could share your thoughts and opinions? Would you like to get to know a few more of your neighbors? The book club in The Glen, Beyond McGuffey's, meets the first Tuesday of the month at 7pm. There is no driving at night, just walk to your neighbor's house, have some refreshments and be a part of the discussion group. We welcome new faces!

The reading selection this month is *Mountains Beyond Mountains*, by Tracy Kidder. We will meet Tuesday, June 6 at 7pm at Pat Bradley's, #16.

For more information, contact Sharon Axt at #13, sharonaxt@comcast.net.

### **CLASSIFIED:**

Something around that you would like to sell? Write out the information to include item description, price, and your phone number and drop it in The Glen mailbox.

### **FOR SALE:**

Roll-A-Way Bed \$25.00

Like new condition, folds in half, on wheels, five-inch thick mattress; great for out of town guests.

TV Stand \$5.00

Call 644-0304.

House Cleaning Needs? If you are interested in sharing a cleaning service, please call 644-0304. Currently using every other week, but would like to go to once a month. Reliable, trustworthy, and very good!

### **GARAGE SALE:**

The Garage Sale will be Saturday morning, June 17th. You will get a flier on your front door with information about the sale. If you choose to participate, return the flier as indicated. Participants will share the cost of the newspaper ad.

### **WROUGHT IRON FENCE:**

The black wrought iron patio fencing belongs to individual unit owners. There are now three residents who are interested in adding, replacing, or repairing their fence and will obtain a bid together in hopes of a better price. We feel like the bigger the job, the better the price. If you wish to be involved in this, drop a note in The Glen mailbox. Each resident will be responsible for their unit details and payment arrangements.

### **THE BOARD NEWS:**

#### **Your board members are:**

<b>Jack Rugar</b>	<b>President</b>
<b>Betty Lauritsen</b>	<b>Vice President</b>
<b>Stephanie Lee</b>	<b>Secretary</b>
<b>Glen Grossman</b>	<b>Treasurer</b>
<b>Candy Pollock</b>	<b>Member at Large</b>

Do you need to refresh yourself on rules of The Glen? Would you like of copy of board meeting

minutes? Visit The Glen Web Site for all this information and much more. You can Email or contact a board or committee member via the web site. If you do not use a computer and need information, you may call our management company (MCC) at 408-848-5953, or phone The Glen message line.

## **THE DOCUMENT REVISION COMMITTEE**

*By Glen Grossman*

### **PROPOSED NEW BYLAWS!**

Our Bylaws and CC&Rs were adopted in 1982. Since that time, laws have changed but our CC&Rs and Bylaws have not. In order to provide the Board with workable Bylaws which did not contain illegal provisions, the Bylaws had to be revised.

Last year, the Board hired an attorney to prepare model CC&Rs and bylaws. The attorney's model CC&Rs totaled 70 pages and his model bylaws totalled nearly 30 pages – much too long to be useful. Therefore, the Board created a committee consisting of Wolfgang Haas, Rodger Axt, and Glen Grossman to improve upon what the attorney had drafted. Over the last six months, the committee has re-worked them to make them suitable for use by the Board. The model bylaws are now only 18 pages. They also incorporate changes in the law so they won't have to be amended when the Legislature adds new statutes. With respect to the model CC&Rs, the committee decided to delete all references to the declarant and remove other invalid provisions. Nothing of substance was added.

Among the improvements the committee is recommending:

- Directors can no longer receive compensation for serving as a director (but can be paid for performing services as a professional, for example legal, administrative, or accounting work);
- Directors can no longer take action without meeting (unless there is an emergency);
- Directors can no longer appoint someone to fill a vacancy on the Board (only members can fill a vacancy);

- Directors must meet immediately following the annual meeting (because officers must be elected);
- Directors must now purchase insurance or a fidelity bond against liability of an agent;
- Directors must be owners and members in good standing;
- Officers need not be owners or members;
- Officers may be compensated by the Board for services that would have otherwise been contracted for or rendered by a management company or other professional.

The committee presented its version of the documents to the board at its May board meeting. The board must approve them before submitting them to you for your approval.