
THE GLEN QUARTERLY



Hello from your Board of Directors. We know that you may not have inclination to attend Board meetings so we will keep you informed of major policy and financial decisions via a quarterly newspaper. We open our inaugural issue with a President's Report:

Our beautiful home and lake—our oasis tucked away behind the gates

Hello Glen of Pacific Grove Community,

I hope this letter finds you well and enjoying the summer season. As we celebrate July 4th, I wanted to take a moment to update you on the ongoing projects and upcoming plans within The Glen.

Firstly, I am pleased to inform you that the dry rot project is progressing smoothly and will soon be carried out in the remaining units. Ekim Painting has been doing an exceptional job in addressing the dry rot issues. Their meticulous approach involves careful inspections, removal of damaged boards, weatherproofing behind the affected areas, priming, and replacing the wood with durable synthetic, weatherproof boards that can withstand our coastal climate.

Once this project is completed in the coming months, we will proceed with a full repaint of all units and garages in The Glen. As we approach this phase, we will keep you informed via email about the schedule. Rest assured that our structures will regain their pristine appearance once the repaint is finished.

Looking ahead to the remainder of the year, we have planned drainage improvements across our community, along with pavement sealing scheduled for the fall. These improvements will not only enhance the beauty of our community but also ensure that our infrastructure is structurally sound, watertight, and positioned for long-term success.

Lastly, I want to remind everyone about the special assessment ballots. By now, you should have received them in your mailboxes. I cannot stress enough the importance of participating in this process. Please take the time to vote and promptly return your completed ballots by mail. We will gather on 7/27 to count the votes and determine the way forward into our collective future.

Warm Regards,

Marc Schonbrun

President, The Glen of Pacific Grove Homeowners Association



Reserve Fund

As of 5/01/23, 43% (\$11,659) of monthly dues (\$450 per homeowner) are allocated to reserves.

Reserve Balance:

May 31, 2023	\$588,461
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Upcoming Q3 Expenses

Dry Rot Project	\$160,000
Paint	\$300,000



Policy Decisions *(requires quorum vote of 3 of 5 Directors):*

- Board reviewed final draft of Covenants, Conditions and Restrictions. Board appointed Peggy Field and Neil Shea as Directors to fill vacancies.
- Board approved standard Architectural Change Applications: Install French drain and garage door replacement. Approved ACA for installation of solar panels contingent on adherence to The Glen HOA Solar Policy and payment of pre and post-work inspection by Regency engineer.
- Approved contract with Ekim for dry rot project at fixed cost.
- Approved the use of battery backup systems (also known as Powerwalls) inside garages.
- Board agreed on need of Special Assessment in total amount of \$600,000 to fund Reserves. A Special Membership meeting was held in April and ballots were mailed to homeowners. Please vote!
- MOTUS Earthquake Insurance Renewal. Approved as administered through HOA and Regency on condition that enrollment fee paid by enrollees.



Maintenance Issues (*Regency Management performs or contracts out*):

- Repair January storm damage from fallen trees. Lake required draining. There was no water intrusion into any home; one report of water intrusion in a garage. Regency credited for being ahead of potential problems.
- Falling trees that do not belong to the Glen are handled through property owners. Two damaged lampposts were replaced at no cost to The Glen.
- The entry gates may contain a built-in receiver that works with HomeLink—equipped in most cars. CCOI to investigate and report back on equipment details.
- Emergency approval of water heater unit installation requiring roof access. This constitutes an approved architectural change application. Owner pays for inspection costs.
- Glen Lake Drive speed bumps will be replaced with lower humps later this year.



Rule Violations

- None reported in 1H2023. We applaud all of you for compliance with dog walking and clean up rules. Thank you Glen residents.

Note: All information is taken directly from Board Minutes and Financial Reports.

- Please visit website, **www.theglenofpg.com** for detailed governing information.
- You may email Regency and webmaster, which will be forwarded to the Board of Directors
- Join the conversation on Facebook—request access to The Glen of Pacific Grove Facebook group. This is a member-led group and not an official communication channel for the Board of Directors or for Regency Management. Here's the link:
- <https://www.facebook.com/groups/1621179171717040/permalink/1621195115048779/?mibextid=W9rl1R>