
◆ THE GLEN GAZETTE ◆

APRIL 1997



OFFICERS, DIRECTORS & OTHERS:

OFFICERS:

President: Mark Risley 373-6414

Vice-President: Louie Changaris
647-9827

Secretary: Diane Hardcastle 648-0657

Treasurer: Glen Grossman

Director At-Large: Adorjan DeGallfy
372-6962

COMMITTEES:

Gardening: Virginia Capra 372-0302
& Diane

Architectural Review:

Mark, Louie, Diane & Virginia

Welcoming: Diane

Newsletter: Louie & Glen

Rules Enforcement: Diane, Louie & Glen

Managing Agent:

Joseph Chaffers 624-7552

DRAINAGE

Contact Mark if you have a drainage or roof gutter problem.

CATS

If cats are using your yard as their private bathroom, notify the Gardening Committee.

VOLUNTEERS

Members and residents are encouraged to volunteer to serve on committees (only members may serve on the Architectural Review Committee).

NEWS:

The Board's March meeting was held on 3/24/97 at #69. The Board approved the Minutes from the 2/26/97 meeting, reviewed Delinquency Reports, and approved Financial Reports. The Board amended Rule B.2 to require all lease or rental agreements to be in writing and for a period of no less than one month (previously, B.2 required a rental period of no less than 6 months). The Board rescinded Rule B.3 (requiring lessors to send a copy of the lease and information about the tenant to Management Cost Controls) and B.4 (which authorized the Association to bring an unlawful detainer action in certain circumstances). The Board approved a one-year contract with Property Services (our current gardeners) with a one year renewal. Chimney spark arrestors are being installed in all units. Diane was selected to serve on the Rules Enforcement Committee, the Architectural Committee, and the Gardening Committee. The Board decided monthly meetings will be held on the last Monday of the month at 6:00p.m.

RECENT LEGISLATION:

AB1317 drastically changes the collection remedies for fines and reimbursement assessments. While a homeowners' association can record a Notice of Delinquent Assessment (lien) for an owner's failure to pay a fine, it can no longer utilize non-judicial foreclosure. For example, collection of parking violation fines may be enforced only by filing a lawsuit. Because of the expense and delay associated with filing lawsuits, issuing parking violation notices has become much less effective. Therefore, the Board will probably resort to towing of illegally-parked vehicles. AB 1317 allows an association to create a lien to collect for damage to the common area (reimbursement assessments) caused by an owner so long as that authority is found in the association's governing documents. Finally, AB1317 allows an association to create a lien for expenses incurred in bringing a member's property into compliance with the CC&Rs or Bylaws.

NEXT BOARD MEETING

The next meeting of the Board of Directors will be on Monday, 4/28/97 at 6:00 p.m. at #65.