

Minutes: Thursday, JANUARY 14 MEETING

Glendora Garden Homes 4 (GGH4) HOA Board

Website: www:ggh4.org

Time: 7pm

2010 Board In attendance: Scott Campbell (#1237), Paul Sheldon (#1215), Ruby Guntenspergen (#1231), Cesar Delgado (#1223), Steve Thomas (#1233), and Isolde Ferhman (Western Condominium Management). Residents: Diana Nicolaou (#1230), Andrew (#1239), Laurie Grider (#1245), Barbara Newman (#1240)

Location: Sheldon Family, #1215

Next Meeting: Guntenspergen home (#1231), 7pm, February 11. Generally, HOA board meetings will be scheduled for the 2nd Thursday of each month. Agendas will be posted prior to the meetings on our bulletin board, next to the mailboxes.

Agenda Items:

Office Assignments: Scott – President, Paul – Vice President, Ruby – Treasurer, Cesar – member at large, Steve – Secretary

- **Volunteers for Common Area Duties; owners + residents**
(*By volunteering*, rather than hiring a vendor, the HOA common area costs are reduced)
 - Liaison with Landscape/Garden Vendor - Steve
 - Landscape Water Shutoff during rainy times – Scott & Steve
 - Checking pool and Jacuzzi water levels, general appearance of the pool areas - Cesar
 - Cleaning restrooms – Diana Nicolaou (THANK YOU! For continuing to do this)
 - Checking and replacing burnt-out bulbs in common areas – Paul – Cesar, Scott & Steve volunteered to assist. The cost of using an outside service was high last year. We think we can do it with volunteer effort.
- **Follow-up to Letter to resident, #1239, truck speeding**
Andrew stated he has received no prior written warning regarding speeding, and further, he wanted to review proof that he was speeding; did someone use

a speed gun, etc., which caused the letter from the 2009 board. As this item had not been included in prior agenda/s and meeting minutes, the '10 board agreed to cancel the letter.

However, 'Speeding' is a safety concern in the common areas and it applies to all residents and guests. Please drive with caution and observe the posted speed limits.

- **Dog/s barking, Unit #1245; review action of 2009 Board**
Mrs. Grider apologized for any prior inconvenience regarding this nuisance. After a verbal warning she purchased a dog collar that serves to minimize barking. She and her family have been using it. She thought that while her family was on vacation, their house sitter did not use this device. She promised that this would not happen in the future. The board agreed to cancel the \$75 fine as Mrs. Grider showed genuine prior and future effort.
- **Report of Driver from #1236 – noise disturbance from truck**
Scott talked to the unit owner. The truck's owner is a nephew who is temporarily living in the residence. He recently purchased a motorcycle and promised to use it and try to minimize any future disturbance (especially at 5:30am) from the truck's use.
- **Follow-up with common wall plumbing leak and payments, unit #1240**
Isolde was handed a copy of the bill which the resident had paid. The '09 board had approved a maximum of \$850 (Oct. '09).

2010 Board Items

- **Discussion re landscape upgrades, e.g., fresh flowering plants, fertilizer, etc. in common areas**
Our gardener, A.W. Professional Landscaping, delivered an estimate to refresh the landscaping throughout the complex. The bid of \$3,012 included 20 5-gal plants and 70 1-gals. plants. The pool area will receive new plantings around the walls, plus a new Queen palm. The Arrow Hwy entrance and mailbox areas also will receive a makeover. Finally, there are two units where the roots are lifting the walkway entrances (1243 & #1248). The tree roots will be cut/removed, the raised concrete will be cut/removed, and new concrete poured. The board is reviewing the estimate.
- **Financial review of 2010 Budgets and Expenditures**
Isolde passed out the monthly budget reports. The board will study them for the next meeting.

Additional topics:

- Last year the gardener installed new irrigation piping and systems. There are several areas where he needs to address overspray.
- Most of the signs in the pool area were replaced last year. There still is one or two that are 'tired' and need replacing. Scott will call the pool guy to replace the sign/s.
- <http://www//GGH4.org> - our web site has been updated with new board members. By clicking on the "Send a Message" tool, you will be emailing the Board.
- Several areas in the complex driving area and curbs need to be reviewed for replacement or repair.

Your 2010 Board once again wishes to thank and congratulate the dedication and efforts made by the 2009 board members: Patti Bernhard, Ruby Guntenspergen, Deena Wonders, Diana Nicolaou, and Adele Woodward. To all HOA members and residents: we have a stake in ensuring our neighborhood is the best it can be while being reasonable and friendly.