

Minutes: Thursday, April 22nd Meeting

Glendora Garden Homes 4 (GGH4) HOA Board

Website: www:ggh4.org

Time: 7:05. 2010 Board In attendance: Scott Campbell (#1237), Paul Sheldon (#1215), Ruby Guntenspergen (#1231), Steve Thomas (#1233), and Isolde Ferhman (Western Condominium Management). Residents: Diana Nicolaou (#1230),

Location: Poolside

Next Meeting: May 13, Thursday, 7pm. Location: Poolside.

Generally, HOA board meetings are scheduled for the 2nd Thursday of each month. Agendas will be posted prior to the meetings on our bulletin board, next to the mailboxes. You can send inquiries or comments to the board via GGH4.org website via “contact form” on the Home page.

Meeting minutes from the March 11th meeting were approved by Scott, Paul, Ruby, and Steve.

Agenda Items:

The Home Owner Comments:

- The new owner of #1201 inquired if the HOA covered termite damage to the wooden fencing in front the concrete block wall. The board will review the termite damage report when presented by the homeowner. We recommend Morgan Termite as we and prior boards have found them reliable. The board does not pay for repairs for: (partial list) additions made by a current or prior homeowner, non common area/wall damage.

Old Business:

- **Landscape Upgrades:** All landscaping work is complete with one exception. A.W. Landscaping acknowledges the Queen palm is in the wrong corner and has agreed to relocate it. We’ve asked them to also treat and remove dead branches on the northeast corner tree in the pool enclosure.

- Unit #1219 (Bernhardt), plumbing repair in a common wall was paid. J.B. Plumbing's bill was \$200.
- Swimming Pool Drain Retrofit. The LA County passed an ordinance to be in compliance to California Assembly Bill 1020. This legislation requires all public pools (including townhomes) to be retrofitted with approved drain covers. We must be in compliance by July 1, 2010. Sparkling Pools, our present contractor presented a bid slightly under \$3,000 for the retrofit. The board is checking with another pool service to make sure this bid is reasonable.

New Business:

- A realtor from So Cal Realty wanted information re the location of "For Sale" signs. Steve scanned and emailed the applicable section from our CC&R's, Section III, paragraph 7, titled "Signs". To paraphrase: For Sale signs can be placed within each unit or immediately adjacent to the unit (and not placed in common areas including the two entrances at Valley Center and Arrow Hwy).
- Sparkling Pools replaced the pool's light bulb and gasket, but the entire light fixture needs to be replaced. It has submitted a bid of \$380. Steve also asked Sparkling Pools for an estimate to replace the signage on the north wall.
- Garage Sale. The board is planning to have our garage sale on Saturday **MAY 15th**. Scott volunteered to place an ad in the Penny Saver. Typically, our event starts at 7am, on the Arrow Highway side of the complex. The HOA board from Strawberry Lane may come by and see how we do it. All Glenview residents are invited to sell/sell/sell.