

Minutes: October 19th Meeting

Glendora Garden Homes 4 (GGH4) HOA Board

Website: [www:ggh4.org](http://www.ggh4.org)

Time: 7:05. 2010 Board In attendance: Scott Campbell (#1237), Paul Sheldon (#1215), Paula Verdugo (#1234), Steve Thomas (#1233), and Isolde Ferhman (Western Condominium Management).

Residents: Nick & Diana Nicolaou (#1230), Barry Bernhardt (#1219)

Location: Sheldon residence

Next Meeting: Tuesday, November 23rd

Location: TBD

GGH4's HOA board meetings are scheduled as announced in agendas posted in advance of the monthly meetings. All residents are encouraged to come to the meetings. You can send inquiries or comments to the board via the *GGH4.org* website via "contact form" on the Home page.

Minutes from the September 7th meeting were approved by Scott, Paul, Paula, and Steve.

The Home Owner Comments:

- Barry attended the meeting to report his & Patty's cat had been killed by one of their neighbors. As witnessed by two residents, the driver hit the cat while driving too fast. Several times this year speeding has been reported and the board has made an appeal to all residents to please slow down and observe common sense driving safety. In addition to family pets, many families have children of various ages from infants, to toddlers and older. The board intends to discuss this subject at length at the next meeting. In the past, speed bumps had been installed throughout the complex to slow drivers down. A previous board removed the speed bumps, but this board will discuss their return. Home owners & residents are encouraged to comment at the next meeting or through the *GGH4.org* web site.

- **E-waste.** Paul and Scott reported there are two TV's sitting in the southern trash bin enclosure. Our Trash Disposal Company does not pick up e-waste (TV's, computers, computer screens, etc.). Steve posted a notice on each enclosure advising this policy plus an announcement that San Dimas High School is accepting any e-waste at its collection site. Unfortunately, the posted notices went unheeded. The TV's are still there. There is a web site for a pickup service that will pick up e-waste. It's www.ewaste4u.com.
- **HOA General Insurance Policy.** Our agent, State Farm Insurance, no longer sends a copy of the renewals each year. Steve obtained a copy from the agent and will post the declarations page on our web site for owner's reference.

Old Business

- **Repairs.** Metal poles and curbs needing painting, and balconies' wooden railings have "popped up". The board agreed to a proposal for these repairs costing \$2611, subject to clarification with the service.
- **Cynthia Campbell's suggestion to have our Tree Arborist study and recommend the feasibility of planting more trees on the Arrow side of the HOA.** No progress. Steve to follow up and check status.

New Business

- **Association Dues.** The 2010 board after reviewing current costs, Isolde's proposed 2011 budget, and funds being added each month to HOA reserves, voted not to increase the monthly dues. It will remain at \$255 per month.
- **The board followed up with the emergency plumbing repairs for #1209 and based on the work and materials performed, we will seek a partial refund.**
- **The swimming pool's plaster is showing more wear and tear. We will seek a proposal for repairs.**
- **Lighting Sensors.** The sensor affecting the front (Arrow Hwy) side of the HOA was replaced. It's noted that the sensors come on/off at various levels of daylight with the Valley Center side appears to more closely follow the amount of daylight. Perhaps we can lower our electric bill with more efficient daylight sensors with the other two sensors. Paul will ask the electricians check two sensors for possible replacement or recommendation for relocating them.
- **The annual election and ballot counting occurred at the General HOA Meeting.** After tabulating the secret ballots, Isolde from Condominium Management announced the 2011 Board: Scott Campbell, Paul Sheldon, Paula Verdugo, Diana Nicolaou, and Steve Thomas.