

MINUTES: Tuesday, March 1st Meeting

Glendora Garden Homes IV HOA Board

Website: www.ggh4.org

Call to Order: 7:05pm, Diana Nicolaou residence. 2011 Board in attendance: Scott Campbell, Paul Sheldon, Diana Nicolaou, Steve Thomas, and Isolde Ferhman (Western Condo Management)

Homeowners: Patti & Barry Bernhardt (#1219)

Next Meeting: Tuesday, April 12th; 7PM, location ***Poolside***

The time, date, and location (if known) of the next month's meeting will be included in the current minutes. Agendas will be posted in advance of meetings on our bulletin board next to the mailboxes. You can send inquiries or comments to the Board via the [www: ggh4.org](http://www.ggh4.org) website via the "contact form" on the Home page.

The meeting minutes for the February 1st, 2011 meeting were approved by the board.

Agenda Items:

Home Owners Comments:

- Patti and Barry wanted the board to know that the backyard drains from their unit to #1222 had been cleared by the vendor. Secondly, they wanted to know if the board was aware that some cars belonging to residents were driving at excessive speeds, that is, not safe, through the complex. They mentioned one car in particular that had been observed driving at much greater than the posted speed limit. Many board members also had observed instances of the same vehicle and they agreed that a letter of warning should be sent to the address of the driver/s. Without question, vehicular and personal safety is a universal concern, especially with the number of pedestrians walking to their parking cars, to mailboxes, or trash bins areas. And, many households have young children. Previous meeting minutes have requested drivers to slow down and exercise caution while driving through the complex. Some drivers appear to ignore this concern. The board's intent is to warn residents in writing and failing

compliance, the board will levy a fine to the unit owner. Further note, please advise your guests to observe driving safety also.

- The “**Looking for volunteers**” topic was discussed again. As yet no one has come forward. It is noted, though, someone swept out the trash bin areas. There is a moldy rolled up carpet, a bed frame, and some other item, in the bin area closest to Arrow Highway. It should have been thrown into the bin or the owner should have called our trash hauler, Athens Disposal, 626-225-3856, for pickup.

Old Business

- With all the rain we have been experiencing and in the forecast, we will repeat procedures for roof leaks. If you have a roof leak, please obtain a repair estimate from a licensed roofing contractor of your choice. For your information, in the recent past **Rain Dance Roofing – 626-339-1455**, has been a contact. Please submit the contractor’s estimate to the board for timely review.
- Tree Landscaping Ideas – Arrow Highway Entrance. After much review and discussion with the arborist and our landscape contractor, the board made a selection of one flowering tree. The board is awaiting submittal of competitive bids from two suppliers.
- Newsletter. We need contributors for content. One idea proposed: “earthquake preparedness. “What should you do to get ready for the Big One?” For example, if you had a gas leak, do you know where the gas shut-off valve is for your unit and do you have a wrench in a handy place to do it?

New Business

- The board reviewed and approved the roof repair bid for #1244; cost was \$750.
- Work to repair the many water leaks for our Jacuzzi was approved with our vendor, Sparkling Pools. They re-surfaced and re-tiled all the surfaces. Cost was \$2900. They will not add chemicals while the new tiles and stucco are “setting”. This should be around two weeks. Signs have been posted. Please do not use the Jacuzzi until further notice.
- Approval was given to finish #1216 balcony repairs.
- Owners are reminded that they are responsible for private landscaping which may impact and or damage Common Area *Structures*, e.g., backyard fencing, front and back stucco walls, etc.
- Owners are reminded that our CC&R’s prohibit installing permanent “For Sale or Rent” signs at either the Valley Center or Arrow Highway sides. For information, refer to paragraph 7, page 12 of the CC&R’s.