

MINUTES: Tuesday, April 12st Meeting

Glendora Garden Homes IV HOA Board

Website: www.ggh4.org

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

Homeowners: None

Next Meeting: Tuesday, **May 10**, 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 March 1st, 2011 meeting were approved by the board.

Agenda Items:

Home Owners Comments:

- Two letters from #1226 owner, Shiao family, were reviewed by the board. One letter reminded the board that the tree stub and various prominent roots still had not been removed by Best Tree Service who removed the ficus tree. Steve has placed two calls with Best Tree Service to return and finish the job. Mrs. Shiao also reported apparent termite damage on the right side of the frame.

As with the policy of prior boards, it is the home owner's responsibility to contact and coordinate with a licensed termite company to inspect their residence and submit a written report of damages and costs for work to be done. For information only, Morgan Termite Company has been used in the past by many residences to address termite problems. The board will review and approve the assessment and costs for repairs **before** any work is to commence. This information was given to Mrs. Shiao.

- Unit owner at #1233, Steve Thomas, observing apparent termite damage, has called for a termite service to inspect and submit a report for the board's review.

- What do you do with large items you want to discard? This is an old question and the answer is the same. This month the board discovered a discarded BBQ unit in the trash bin enclosure for the Arrow Hwy area. Large items block access to the bins for normal use by other residents. If your item is too big for the bin, please call our trash hauler, Athens Disposal, 888-336-6100, to arrange for a pickup at your residence.

Old Business

- Newsletter. Before starting, we will need contributors.
- A board member noticed *for rent* signs on the Arrow Hwy side of the HOA. Owners are reminded that our CC&R's prohibit installing "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.

New Business

- Award of contract for tree landscaping – Arrow Highway side. After reviewing competitive bids, the board awarded the additional trees project to A & W Landscaping. There will be 5 additional Eastern Redbud trees and two Ornamental Plum trees planted on the Arrow Hwy side of the complex. In addition to enhancing the appearance to our complex, as the trees grow, HOA's residents will notice other benefits in future years. Cost of the project for the 7 additional trees, including removal of two trees at the entrance (for the Ornamental Plum trees) is \$1850. The board also directed the landscaper to add two short palm trees (\$300) to the eastern wall of the pool area; and, to fertilize all HOA planter areas and put down lawn amendment for weed removal (\$450).
- Work to repair the many water leaks for our Jacuzzi has been completed and the Jacuzzi is back in service. Scott is going to follow up with Sparkling Pools to question an additional charge (\$350 to repair the bond beam) not in the initial bid. The Jacuzzi looks great.

YARD SALE → May 14th, ALL residents are invited to join the HOA-wide YARD SALE. It's a great opportunity for you to make a few \$\$ while disposing of your re-usables. There will be an announcement in the Penny Saver. "Early birds" will be laying out their wares around 6:30am on the Arrow Highway lawns to catch motivated buyers who are looking for good deals. Bring your lawn chair and a cup of coffee, meet your neighbors, and have fun.