

MINUTES: Tuesday, January 10th Meeting

Glendora Garden Homes IV HOA Board

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

Call to Order: 7:05pm, Diana's home. 2012 Board in attendance: Scott Campbell, Diana Nicolaou, Paula Verdugo, Steve Thomas, and Isolde Ferhman (Western Condo Mgmt)

Homeowners: Nick Nicolaou

Next Meeting: Tuesday, February 7th, 7PM

No meeting in December

Location: Nicolaou Residence, #1230.

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 anytime in the [www: ggh4.org](http://www.ggh4.org) website via "contact form" on the Home page.

The meeting minutes of the November 8th were approved with one change: "the next meeting - January 10th."

Agenda Items

Old Business

- Curb repair. The board concluded that the project was essentially completed. Remaining elements relating to landscaping would be addressed as a new project.

New Business

- The board discussed possible projects for 2012.
 - Condition of exterior stucco on units. Some units have stucco that is cracking or has fallen off; others have black vertical streaks on the walls. As this would be a very high \$\$ project, we decided to study options for a future year's project.
 - Jacuzzi filter leak. The leak is evident. However, we will keep an eye on it and rather than wait for it to fail, we will pursue repairs or replacement when necessary.
 - Tree Trimming. We will ask for bids from A/W Landscaping as well as Best Tree.
 - New Flower & Tree replacement in selected areas. Steve was directed to contact A/W Landscaping to give us costs for the following: seasonal flowers at the Arrow entrance and opposite the mailbox area; new permanent planting around

the mailbox area (lantana?); replace the 3 diseased trees at the Arrow driveway entrance; and, small changes around the complex. We would like to see this accomplished during the 1st quarter, 2012.

- Repair Cracks in driveway. This is apparent in many areas. We will pursue bids for commencement in the 4th quarter this year or next, depending on costs.
 - Repair Solar Heating Unit for the swimming pool. This unit is non-functional now. The board authorized \$150 for Sparkling Pools, our pool service, to check the equipment and come back to us with a cost to restore service. We think a heated pool would be better.
-
- **Termite Repairs, 1206.** The board approved Morgan Termite's bill of \$275.
 - **Question of FHA Eligibility for HOA GGH4 units.** The board asked Isolde to look into this and file necessary paperwork.
 - **Miscellaneous.** #1, the board had two inquiries from Strawberry Lane residents. Their emails for services came through our HOA website. Steve will add a disclaimer on the home page. "www.GGH4.org applies to Glenview Lane addresses only." #2, one of our light patrol guys was asked to replace an overhead door entry light. As explained previously and for general information, if the resident can turn the light on/off, replacing burnt out bulbs is their responsibility. #3, the board has noted that some residents are parking in front of their garages at night. Please understand that our complex's driveway areas have been designated as 'fire lanes' by Glendora building codes and/or its fire department. Keeping these lanes clear of parked vehicles allows for quicker access in emergencies. Prior boards have prohibited all but very temporary parking, e.g., unloading or washing your car, in front of your garage. Please park in the marked spaces if you cannot park inside your garage. There are ample empty spaces in the west lot. #4, in response to an inquiry re **electronic bank transfers**: the HOA does not have a bank arrangement to receive electronic transfers for your dues. It would be an additional cost to the HOA. Perhaps you could check with your bank for an auto monthly mailing service.
 - **Review of Budgets.** Notable payments were: \$2,566 for water to City of Glendora and \$515 to SoCal Edison. Everyone, please know be water wise with this precious resource.