

MINUTES: Tuesday, March 13th Meeting

Glendora Garden Homes IV HOA Board

Website: [www: ggh4.org](http://www.ggh4.org) (for Glenview Lane addresses only)

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: Javier Razo, #1232

Next Meeting: Tuesday, April 17 , 7pm

Location: Pool side, weather permitting

*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** website via "contact form" on the Home page.*

The meeting minutes of the February 7th were approved.

Agenda Items

Old Business

- **FHA Eligibility.** Isolde gave her status report. The process is much more complicated than originally envisioned. The board directed her to continue to check with her resources and if necessary our lawyer to understand what needs to be done. Isolde is to alert the board if there will be consultant fees involved to process GGH4's application.
- **Illegal Parking.** Residents continue to park in front of their garages. Please understand that all of the complex's driveway areas are designated as 'fire lanes' by Glendora building codes and/or its fire department. Illegally parked cars pose as a safety hazard, especially to our young residents. All but very temporary parking is prohibited. In addition to City code, our association rules (page 12 of HOA CCR's) define approved and restricted parking areas. Parking in front of garages is allowed only for very temporary parking, e.g., loading/unloading or washing your car. Please park in the marked spaces if you cannot park inside your garage. The board voted to start placing notices, as a first step, on illegally parked cars. Continued violations may result with cars being towed away and/or, at the board's discretion, fines levied on the unit owner (even if they are renting out their property).

New Business

- Jacuzzi Heating Unit Leak. The board approved the replacement of the leaking spa heater. The old heater was just under 7 years old. The new heater with improved tubing should last longer. The cost will be \$3081 for a Ray Pac ASME heater. Steve will post a notice to announce a temporary closure of the spa.
- Tree Trimming. The board reviewed Best Tree's trimming work. They did another good job. Their cost was \$2,350. They trimmed an overgrown cypress tree and removed miscellaneous debris between two units, no extra charge, and removed 3 diseased trees at the Arrow entrance for a cost of \$125 (vs. \$450 estimate from A.W.L.).
- Landscaping Work. The board reviewed A.W. Landscaping's bid and cost estimates.
 - Items 1 & 3 were deleted from the bid. Best Tree was awarded the project to plant 3 new eastern red bud trees at a cost of \$725 with a 12 month warranty.
 - Item #2 was reduced from \$120 to \$50.
 - We approved the replacement planting of 5 new Cofia plants, which are flowing perennials, adjacent to the mailboxes.
 - Added to the cost estimate: soil treatment with nutrients to all common areas, to remove weeds and dandelions from the lawns. Cost = \$450
 - Repair slow dripping common area front hose bibs at #1247 & #1240.
- Status of Solar Heating Unit for the swimming pool. After posting a notice for resident and owner comments, the board received only two emails (one expressed a comment that solar was preferable if the project went forward). The board voted to remove this project. The estimated cost was approximately \$6,000.
- Termites at unit #1233 – Steve Thomas. The board reviewed and voted to have Morgan Termite treat the affected areas. Cost is \$225, with a \$100 discount.
- Light Bulb Supplies. With Board approval Steve's purchased of 75 new 13 and 9 watt bulbs for our common area lighting. The new bulbs are Phillips at a total of \$158.66.
- The board voted to attach a notice to a van that apparently has been stored in common area parking. It has expired tags. If the owner does not remove the van, it will be towed. Residents are not to use common area parking for vehicle storage.
- The board extends our appreciation to those residents who step forward and perform a community service (and save \$\$ to the HOA's repair budget). Thank you Carlos Verdugo, #1234, for repairing the gate latch at the Arrow side trash bin.
- As of the meeting date, the board heard from Isolde that two units are not up to date with their monthly dues. One unit is behind by 5 months. The board directed Isolde to contact our attorney to send a notice of payment to the unit owner.

The board wishes to express our condolence to Becky Forss. Her mother, Irene, who has been a resident here for about two years, recently passed away.