

# MINUTES: Tuesday, April 17<sup>th</sup> Meeting

Glendora Garden Homes IV HOA Board

*www: ggh4.org (for Glenview Lane addresses only)*

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

**Homeowners:** None

**Next Meeting: Tuesday, May 8<sup>th</sup>, 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 March 13th were approved.

## Agenda Items

### Old Business

- **FHA Eligibility.** Isolde prepared the FHA application forms and was ready to submit the set, including the Glendora Garden Homes HOA CC&R's, after our meeting. Now we wait for a response from the FHA to our application.
- **Illegal Parking.** Residents continue to park in front of their garages. As stated previously, 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 a safety hazard, especially to our young residents. 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 noted that the residents in #1206 multiple times have a parked vehicle left in front of their garage overnight. Other car owners also are leaving un-attended vehicles in front of their garages. The board will continue to monitor and place notices on violating cars. At the board's discretion repeat offences may result in a fine to the unit owner, even if violations were caused by renters. Please observe city and HOA rules regarding parking your vehicles.

- Tree Work. Best Tree submitted a bill for \$2590. It was slightly more than the original bid due to extra work (removal of diseased trees) which was a cost savings from another bid.

## **New Business**

- Jacuzzi Heating Unit Leak. A new heating unit has been installed for the spa. Cost was \$3081.
- A board member noticed someone had placed a rock to block the security gate from closing. There was no one in the pool area. Please note that anyone, especially unaccompanied children or non-residents who are trespassing, could have entered the pool area. Leaving the security gate open poses a safety hazard as well as a risk of vandalism or theft to the HOA's property. All residents, if you notice an open gate, please move the obstacle so the gate can close. Please also notify a board member or send an email via our *contact form* on our HOA's internet home page [www.ggh4.org](http://www.ggh4.org).
- Landscaping Work. The board reviewed A.W. Landscaping's project status:
  - Item #2, removal of plantings from between #1237/38 – done
  - Planting 5 new Cofia plants, which are flowing perennials, adjacent to the mailboxes – in process
  - New perennial flowers at Arrow entrance and mailbox areas - done
  - 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. In process
- 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.
- Past Due Units. Isolde reported both units made payments (one paid in full including late fees) to their monthly HOA dues. The payments were received before Isolde contacted our attorney for preparation of a collection letter.
- Monthly Financial Reports. The board reviewed Isolde's financial reports. All appeared to be in order.

**Recognizing Extraordinary Neighbors.** Last month we recognized Mr. Carlos Verdugo who repaired, at no expense to the HOA, the gate door to the Arrow side dumpster enclosure. This month we extend our *'thanks'* to Angie Guzzo who donated common area light bulbs which she purchased from Habitat for Humanity.

Homeowners and residents: if you see something extraordinary that benefits our neighborhood, please send a note to the board via our web site *contact form*.