

# MINUTES: Tuesday, March 5<sup>th</sup> Meeting

(rev. 4/2)

Glendora Garden Homes IV HOA Board

*(www.ggh4.org - web site for "Glenview Lane" addressed homes only)*

**Call to order:** 7:05pm, #1211, Woodward residence. Board in attendance – Scott Campbell, Paula Verdugo, Diana Nicolaou, Steve Thomas, and Isolde Fehrman (Western Condo Management)

## Homeowners:

Unit Break-In. A home owner on the Arrow side reported her home had been broken into at least two times. A notice was posted on the community bulletin board to alert and advise residents to secure their homes. Lock doors and windows and we have noticed several units leave their garage doors open.

Anthony & Elia Hare, #1219, with reference to the recent break-ins, attended the meeting to inquire about turning our complex into a "gated community". Apparently this subject has been addressed before. Our complex does not have sufficient clearance for the gate entrances.

Barking Dogs. A resident asked that a letter be sent to a resident who has repeated instances of 3 very loud barking dogs on her north side balcony.

**Next Meeting:** **Tuesday, April 9<sup>th</sup>, 2013, 7:30pm (revised start time for this meeting)**

**Location:** **Poolside**

*The time, date, and location of the next meeting will be included in the prior month's minutes. Agendas for meetings will be posted in advance of the future meeting on the HOA bulletin board next to the mailboxes. Home owners and residents can send inquires or comments to the Board anytime via the [www.ggh4.org](http://www.ggh4.org) website (Glenview Lane addresses only) using the "contact" tab on the Home page.*

The meeting minutes of January 8<sup>th</sup>, 2013, were approved.

## Agenda Items

### Old Business

- Speed Bumps. Steve will contact the company that had given us a bid a few years back. We will be looking at pricing installation of rubber speed bumps at both entrances. If experience dictates, additional bumps will be installed at strategic locations, e.g., mailbox area, to slow down speeders.
- Tree Trimming. Best Tree completed tree trimming and tree removal (6 diseased trees) the week of March 4<sup>th</sup>. When the weather is favorable, they will return to install 6 new 24 gallon Eastern Red Bud Trees.

- Residents mostly cooperated with the trimming crew in removing their vehicles. It is noted, however, that 3 cars had dead batteries. Residents are reminded that parking, especially adjacent to the pool, is intended for daily use, not extended storage. Stored cars should be parked elsewhere.
- Red Paver/Concrete Crumbling. Both Scott and Steve have been in contact with the vendor. He has assured us the situation will be corrected.
- Posting Signs West Lot. (Comment from Nick Nicolaou at January meeting.) Nick Nicolaou will source the signs to be installed on the light poles for the west lot. The intent is to discourage trespassers who jump over the wall as a “short cut” to Valley Center.

### **New Business**

- Termites. #1244, the owner was directed to call Morgan Termite for an on-site inspection and estimate.
- Dryer Fire. (From the February minutes). The Fire Dept. extinguished a fire apparently caused by the build-up of lint in the dryer and perhaps too in the ducting. The unit owner’s insurance covered the cost of repairs. Home improvement stores have dryer brushes and vacuum attachments that will help reduce the risk. There are also services that will clear out your entire line to the outside.
- Financials. Our meeting occurred before Isolde could receive bank statements. We discussed the following:
  - The board initial letter to two units who are seriously behind with their dues was not answered. The board will send follow-up letters to the 2 units, with signature requested. The units are encouraged to contact Isolde to discuss a payment plan. The board would prefer to avoid going through our lawyer.
  - Owner Purchases for Rentals. We understand the owner/rental ratio is 70% owner occupancy rate for regular Fannie Mae conventional loan guidelines (what most lenders will go by); and 51% owner occ rate for lenders “Fannie Direct” program (at a higher interest rate). She stated that we have at least 10 units that are rented by off-site owners.

### **Our Neighborhood – Recognizing Extraordinary Actions.**

*(To all owners and residents: please feel free to submit your experience or observations through our website at, [www.ggh4.org](http://www.ggh4.org) to the board.)*

- Residents: you can volunteer to help keep our complex the best in Glendora (and our costs under control). Step forward and contact a board member with your idea.