

**MINUTES: Wednesday March 12, 2014**

Glendora Garden Homes IV HOA Board

[www.ggh4.org](http://www.ggh4.org) – website for “Glenview Lane” addressed homes only)

**Call to Order:** 7:05 pm, unit #1246. Board in attendance: Diana Crain, Brian Franklin, Diana Nicolaou, Steve Thomas, Deena Wonders, Isolde Fehrman (Western Condo Management). Homeowner's Carol and Nancy #1244 (new neighbors...welcome!)

**Homeowners:** #1244 asked about pool hours. Pool hours are posted. #1244 also inquired about yard sales. They will talk with neighbor who is also interested and pick a date in the future. We will then inform all homeowners All welcome to participate on grassy area Arrow Hwy or Valley Center, on date to be announced.

**Next Meeting: Wednesday April 09, 2014, 7 pm, (pool area weather permitting)**

The meeting minutes of February 12, 2014 were approved.

### **Agenda Items**

#### **Old Business**

- Roof leak repairs #1233 and #1244 have been completed. \$1700.00 was the total paid.
- Red pavers, Steve Thomas obtained paint samples and spoke with Home Depot paint experts. We will buy one can of chosen color and try it out near back parking area. Price is \$27 to \$30 per gallon. Steve will volunteer his time. If it works, the board will be asking for volunteers to help paint/sand the other areas in the future.
- Limited tree trimming bid by Best Tree Service was approved for \$1400.00. They will also remove a dead tree near #1223. We will post the date of trimming, and a reminder to MOVE YOUR VEHICLES on that date.
- Please remember to refrain from hosing off your balconies. We all need to contribute to saving water during these dry times as well as avoid damage to the balconies. Use a broom or vacuum and use small containers to water your plants. Thank you all for your help with this issue.

#### **New Business**

- Reviewed Isolde's financial records, all seemed in order.
- A reminder to all homeowner's to limit your water usage inside and outside your unit. Sometimes we forget since we do not receive individual water bills but your association dues pay thousands of dollars each month for the water bill.
- Another reminder...balconies are not to be used for storage. Please refer to your CCR's as this is subject to a fine. Please keep your balconies neat and tidy. Your neighbors are the ones viewing your belongings...give them something nice to look at!
- The board reviewed the plumbing bill submitted for #1228. Brian will speak with the plumber regarding the amount before we pay it. We are hoping for a reduction in labor costs. If anyone has a good licensed plumber to recommend please let the board know for future repairs.
- Steve Thomas volunteers his time to change burned out lightbulbs in the complex. Anything controlled from inside unit is homeowner's responsibility. Please email the board if you see a light out or flickering and Steve will add it to his "to do" list. Thank you Steve!
- A homeowner inquired about having large parties at pool area. The board is discussing this issue as we had a few problems with large crowds last summer. The board is not interested in policing the pool. Until we come up with guidelines, please keep your guests to a minimum, it is a small area

with limited parking. Please follow all pool and common sense rules (such as no propping open gate, no glass, respect the neighbors, clean up after yourself). Most importantly be sure a responsible adult is watching the children AT ALL TIMES.

- We have several homeowner's concerned with speeding around the mailbox area. We are considering placing a speed bump in this area. Please email board with any recommendations/concerns you may have with both this idea and/or pool parties.

We encourage all homeowner's and residents to attend the monthly meetings. All are welcome!

The meeting was adjourned at 8:45 pm.

GGH4HOA