

MINUTES: Wednesday July 9, 2014

Glendora Garden Homes IV HOA Board

(www.ggh4.org – website for “Glenview Lane” addressed homes only)

Call to Order: 7:24 pm, pool. Board in attendance: Brian Franklin, Steve Thomas, Deena Wonders, Isolde Fehrman (Western Condo Management) Absent: Diana Nicolaou, Diana Crain.

Homeowners: Unit #1225 and #1245

Next Meeting: Wednesday August 13, 2014, 7 pm, (poolside, weather permitting)

The meeting minutes of June 4, 2014 were approved.

Agenda Items

Old Business

- Red pavers, still a work in progress. Al (originally painted the pavers) expressed willingness to try a stain he has. They have been no shows so far.
- Tree trimming ... call is in to tree trimmer to ask if he has returned to finish up the trimming near pool area which could not be completed due to vehicle not moved. Also no response.
- A reminder to please email the board thru our website (www.ggh4.org) if you note any lightbulbs (in COMMON AREAS only) that need to be replaced.
- FHA report...Deena has obtained some additional info. which was reviewed. Approvals are for a 2 year period, ours is up this September. Brian will check with his contacts to perhaps find a lender who will do the work for free.
- #1225, 1230, and 1248 are approved/completed balcony/wood repairs. #1225 has been approved for balcony flooring repair. Homeowner will coordinate with Craft Coating for repair time.
- Parking complaint regarding #1217 and #1220. Homeowner alerted the board of long time parking in front of unattended garages, blocking access for other homeowner's access to their units. Warning notice was placed. Please refer to your CCR's regarding parking rules. It is the owner's responsibility to communicate the rules and CCR's to their renters. All owners are subject to any appropriate board action deems necessary to correct the violations.
- Chris Blackledge (#1225) contacted Glendora PD regarding a Neighborhood Watch program. They have a rep who will meet with our group of Homeowner's who are interested in neighborhood security. They also have reading material for us to establish a neighborhood watch program. We have had several incidents of trespassing and harassment this year. Also, as observed by residents in the back west area of the complex, several persons are coming over from Strawberry Lane, hopping the wall, and continue to trespass despite being stopped numerous times by our homeowners. Steve volunteered to write a note to the HOA of Strawberry Lane. We will also post "no trespassing" signs near the back wall.
- Overgrown yard was discussed. The board will not get involved with such complaints unless a neighbor's backyard is a violation of a civil or municipal code. The homeowner making the complaint must do the research and present to the board the specific code which has been violated.
- A reminder especially with the summer pool use, NO GLASS is allowed. (we continue to find glass bottles in the trash cans at pool) nor PROPPING OPEN the GATE. This is for safety of all residents and guests.

New Business

- Reviewed Isolde's financial records, all seemed in order.
- The board voted to ask a Glendora PD representative to join us at a future meeting to present a neighborhood watch program. We will post a notice when a date is decided on. WE WILL INVITE ALL RESIDENTS TO THIS PRESENTATION. The date and time will be posted on the front board by the mailboxes. Homeowners in #1245 asked that their friend who represents "Damsel in Defense" talk about self defense and also sell items such as pepper spray and stun guns. The board feels this should be sponsored by the homeowner at a separate time.
- A few weeks ago we had another incident of intruder at pool. A non resident was seen jumping over the wall into the pool area. The police were called and the intruder was intercepted. They interviewed the suspect and obtained his name. He was told not to trespass again. Unless a homeowner is willing to step forward as a witness, no arrest can be made.
- A few weeks ago Sparkling Pools called Steve and Diana with the report that pool 50 amp circuit had "melted". Brian stepped forward and arranged an electrician and Edison to make the repairs. Edison was a "no show" so work was postponed for a day. Pool area was unfortunately posted as closed (although there was evidence of pool use anyway) due to no electricity, water circulation, algae growth, etc. The electrician was out twice but only charged \$160 total for repairs. Thank you so much to Brian (a homeowner) who does not live on premises, for arranging and meeting the repairmen. Diana contacted Sparkling Pools and they immediately came out and serviced the pool and had it up and running for the Fourth of July weekend. Good teamwork board! (Steve even took a call while in Europe!)
- Meeting adjourned when all business was completed ☺