

MINUTES: Wednesday September 10, 2014

Glendora Garden Homes IV HOA Board

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

**Call to Order:** 7:00 pm, pool. Board in attendance: Brian Franklin, Steve Thomas, Diana Crain, Diana Nicolaou, Isolde Fehrman (Western Condo Management). Absent: Deena Wonders. Homeowner's present: Carol and Nancy Keding, Adele Woodward.

**Next Meeting: Wednesday, October 22, 2014, 7 pm, (poolside) Please make a point of trying to attend this meeting. It is our annual election, ballots need to be returned either by mail before the meeting, or hand delivered before the counting of votes at the beginning of the meeting. Refreshments will be served. We will also be voting on whether to increase the monthly dues for 2015. Your input is important.**

The meeting minutes of August 13, 2014 were approved.

#### Old Business

- Red pavers...it has been a long time coming, but the damaged pavers were recently restained. Fingers crossed that they hold up.
- A reminder to please email the board thru our website ([www.ggh4.org](http://www.ggh4.org)) if you note any lightbulbs (in COMMON AREAS only) that need to be replaced. Volunteers will replace them.
- FHA report...Brian has been working hard with Prime Lending to get our FHA approval. Looks like all is going smoothly and we should have an answer shortly (no charge to our Association, just lots of volunteer hours on Brian's part). We had previously received a \$900 quote for a company to do the work for us). 2 units are currently in escrow.
- Neighborhood Watch program is shelved for now due to lack of enthusiasm/volunteers.

#### New Business

- Reviewed Isolde's financial records, all seem in order.
- The board discussed again possible solutions to keep trespassers from coming into the complex and pool area. We will obtain an estimate for adding height/wrought iron fencing to back wall. There was a recent incident with Strawberry Lane and a “drug house” that was broken up by Glendora PD. That may have been contributing to our problems with trespassers in our complex. We have also had reports of 2 units having UPS deliveries stolen from their porches. Please consider having packages delivered to work addresses and having your neighbors keep an eye out for your deliveries.
- Chris Blackledge recently stopped a “gang type” trespasser jumping over into our back wall. Thank you to all homeowner's who keep an eye on the place.
- Steve Thomas noted a leaking hose bib among the ground cover in pool area. Gardeners repaired immediately. They also repaired a broken sprinkler near #1226. **PLEASE REPORT ANY WATER LEAKS IMMEDIATELY TO BOARD. OUR WATER BILL IS \$4000 ABOVE BUDGET SO FAR FOR 2014.** It is so important to reduce your water usage. Since the units are not monitored individually, it is impossible to monitor the individual unit's water usage. But with our drought and excessively hot weather, it is more important than ever. The water bill, along with the continuing balcony/termite repairs are just two reasons our dues will most likely have to be increased.
- Thank you to the **ONE** homeowner who returned their nominations for the 2015 Board. We also have homeowner's who have volunteered to be placed on the ballot. Thank you to them!
- **NO GLASS IN POOL AREA! POOL LIFE SAVER/POLE NEEDS TO BE KEPT ON WALL!**
- #1211 presented an estimate to board for termite work. The board approved \$575, additional attic termite work is the homeowner's responsibility.
- The board discussed replacing the pool lattice cover in the future with something other than wood.

GGH4HOA