

## MINUTES: Wednesday October 22, 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, pool. Board in attendance: Brian Franklin, Deena Wonders, Diana Crain, Diana Nicolaou, Steve Thomas, Isolde Fehrman (Western Condo Management).

**Next Meeting:** **Wednesday, November 12, 2014, 7 pm, (poolside)**

The meeting minutes of September 10, 2014 were approved.

### Homeowner's Comments:

Complaints from several homeowners regarding vehicles being left unattended in front of garages (fire lanes). Also complaints/reports of two cars parked near the mailbox which appear to be stored and nonrunning. Letters will go out to all these homeowner's to comply with the CCR's or face possible towing/fines. In the past, we have had a towing service randomly police the complex and tow away vehicles parked in front of their units. (a board member's family vehicle was also towed, there were no exceptions or time for explanations). Please, we do not want to again resort to such drastic measures.

Unit #1204 reported witnessing a “hooded individual” walking through the complex one morning around 7 am trying all the car doors near the pool area and also the pool gate. There are also reports of several young men sitting on the curb inside our complex near Arrow Hwy smoking weed. There have also been four packages stolen from doorsteps near Arrow Hwy. **PLEASE CALL THE POLICE IF YOU SEE SUSPICIOUS PERSONS.**

### Old Business

- 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 time on Brian's part). We previously received a \$900 quote from a company to do the work for us. 2 units are currently in escrow. As of meeting date, there are a few items they are asking for. This FHA approval is important to possible buyers/sellers in our complex who need FHA loans. Also, older homeowner's who wish to obtain reverse mortgages often go thru the FHA (article in L.A. Times Sunday Nov. 9, Business section). This is not required, and not all complexes will take the time to gather the necessary information/paperwork needed. Our board goes the extra mile!
- Back wall security fence estimate is at least \$6000. This is for a basic iron fence.
- #1219 balcony deck is repaired. Termite/water damage is ongoing and will be an ever increasing expense to the Association. A report of Morgan Termite making cold calls to some homeowners.

### New Business

- Reviewed Isolde's financial records, all seem in order.
- Election Results: Congrats to the new 2015 HOA Board. Adele Woodward, Brian Franklin, Carol Keeting, Diana Crain, Steve Thomas.
- Board voted to raise the HOA dues \$5 per month in 2015.
- Discussed the need for painting the woodwork in the complex. It was last done in 2007. The stucco has never been painted (built in 1986).
- A reminder to **please put your trash in the bins**. The trash companies do not pick up anything outside of the bins. Your neighbors are picking up for you. Also, at the holidays, remember the trash is picked up Tues and Friday (will be Saturday instead of Friday after Xmas and Thanksgiving). Please do not

pile your trash outside the bins if they are full, hold it a few more days until the trash is picked up. Also, Xmas trees must be cut up if placed in the bins. Do not throw your whole tree into the bin, nor leave it outside for someone else to take care of. Thank you in advance.

- Possible yard sale in November. We will post the date if someone wants to coordinate it.
- Next meeting Wednesday, November 12, 2014. Poolside.
- Meeting adjourned 8:30 pm.

Note: some of you may have noticed repair work outside of #1204 last week. Leak was reported, turned into major repair, broken pipe was 4 feet down. We will report in next minutes, but estimate is over \$3000 for repair (there goes the dues increase already spent).

GGH4HOA