

MINUTES: Wednesday November 12, 2014

Glendora Garden Homes IV HOA Board

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

Call to Order: 7:00 pm, pool. Board in attendance: Brian Franklin, Diana Crain, Diana Nicolaou, Steve Thomas, Isolde Fehrman (Western Condo Management). Absent: Deena Wonders

Next Meeting: **Wednesday, January 6, 2015, 7 pm, (unit #1233, Steve Thomas) No Dec. meeting.**

The meeting minutes of October 22, 2014 were approved.

Homeowner's Comments:

Per info from a homeowner, our trash company (Athens) will pick up old furniture, bulky items, etc. that are too large/heavy to fit into our trash bins. Diana Nicolaou called to check the details. Items such as washers, driers, TVs, electronics, furniture, can be placed curbside on Valley Center, day of pickup before 6 am. A separate trash truck will pick them up. No notice needed. This is a great alternative to placing them outside our bins (where they will NOT pick them up, and your neighbors are left to take care of it). Currently our trash days are...if a Holiday falls on our pickup day, pickup moves one day forward. Also a great way to get your Christmas tree picked up!

A question was asked about online paying of Association dues. No direct deposit is available for the Association, but individual online bill pay from your bank is a good (and free) alternative.

Old Business

- FHA report...Brian Franklin reports almost finished...one more item to be taken care of (insurance issue)
- Back wall security fencing on hold for now. Very expensive. \$40 per foot for “basic” fence. There does seem to still be an individual lurking around the complex, has been seen several times usually in the earlier morning. One homeowner saw him hiding in the trash bin area, police were called. Reported that police kept an eye on him as he left. Please continue to call the police if you see persons who seem to not belong here.
- Morgan Termite okayed to repair #1211. We did obtain a second opinion from Total Exterminating in Chino. It was less expensive, but seemed to not be as complete.
- Letters went out to several homeowners/residents regarding parking issues. The two “stored” vehicles have also been removed. Thank you for everyone's cooperation.

New Business

- Reviewed Isolde's financial records, all seem in order.
- Thanks to Steve and Brian, we will be adding our CCR's and Bylaws to our Association Website. This should make it more convenient for everyone.
- Pool lock has been tampered with. Cardboard was jammed into the lock so it would not work properly. We replaced the lock at a cost of \$190. The handles are also reported as loose on bathroom doors. May have to be replaced or repaired.
- Repairs to sidewalk/cement/plumbing in common area outside #1204 were completed in only a few days at a cost of \$3100. Thanks to Steve Thomas, Brian Franklin and Nick Nicolaou for their extra time spent on this.
- More bad news, there is a new pool leak under the cement in the utility closet area. We are waiting on an estimate.

- Watering was 4 days per week, gardeners have changed it to 3.
- A reminder that the State of California and City of Glendora have water restrictions in place. Please see attached notice. We continue to see several homeowners washing off their balconies and/or letting the water run off while watering their plants. This is not allowed, and also is contributing to our expensive wood rot repairs. Please take the time to sweep or vacuum your balconies and water your plants with a small container.
- Meeting adjourned 7:50 pm.

We wish everyone a Happy, Healthy and Safe Holiday Season! Take the time to wander the complex and see all the pretty lights and decorations!

GGH4 HOA