

## MINUTES: Wednesday March 11<sup>th</sup>, 2015

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 p.m. unit #1244, Keding residence

Board in attendance: Diana Crain, Brian Franklin, Carol Keding, Adele Woodward, and Steve Thomas, Isolde Fehrman (Western Condo Management).

Resident: Nancy Keding.

Next meeting: **April 8<sup>th</sup>, 2015 - 7:00 p.m., poolside,**

*(Or #1233 Thomas' residence, depending on weather*

The meeting minutes of February 3, 2015 were approved.

### Old Business:

- FHA application. Brian reports that all units in GGH IV HOA are now FHA loan eligible. We are renewed for 4 more years. To gain approval, our HOA had to re-submit all the necessary paperwork from our previous application, plus a few new forms. Our team, coordinated by Brian, collected this paperwork, completed some with new requirements, for the new application. We thank Isolde who furnished many of the necessary data, and Brian and his team for accomplishing this important project.
- Pool Repairs, plumbing leak – status. At long last the leak that was coming from underground piping in the pool pump enclosure has been fixed by Sparkling Pools. The old PVC pipe leaked in two places. The cost for excavation, replacing leaking piping, concrete patchwork, including the walkway entrance that was pushed up by tree roots, was \$1700. Thank you for your cooperation during this brief repair period.
- Cars parked in front of their unit. This topic is included once again to alert all residents and guests to please not leave their cars in front of their units. This is not a new requirement. Past boards have allowed brief, but temporary parking, with an understanding the car can be relocated ASAP so that emergency vehicles can pass. It is illegal to leave your car in our common area driveway.

### New Business:

- The pool area's electrical panel board was replaced. It was literally "fried". An electrician replaced the entire panel. Hopefully, the new one will last 30 years like the old one. Cost for parts and labor: \$950.
- Pool Emergency Notice. Pool users; please take note of the safety sign on the wall, north of the pool. Besides the obvious safety instructions, there are

two new items. One is the phone number for the Glendora police dept. which we understand handles #911 calls for our area. A unit number also is listed. Emergency personnel will want to know where to go. For your information, there is no address for our pool area; our county license lists #1201 as the pool's address. We thought a unit number close to the pool area would be better. Please note that adjacent to the emergency placard, there is a life preserver and a metal pole in case of emergency.

- GGH IV Amenities Committee. Did you know the solar lights sprinkled around the complex, plus the spin wheels are donated? They are meant to add a special ambience to our complex. Do you have an idea to improve the appearance or add another special feature? Please submit your idea/s via our website: [www.ggh4.org](http://www.ggh4.org) and click on "send a note" to the board.
- Trespassers. Recently a resident reported she saw a hooded young man inside our pool area. At another time, a resident while exiting toward s Arrow Hwy noted perhaps the same young man walking around our complex. A different resident called a current board member and stated there was a stranger in a parked car in the back lot. Would the board member call the police?
  - Both our street entrances have "No Trespassing" signs. Recently additional no trespassing signs, pointed towards Strawberry Lane for the wall jumpers, were placed in the back west parking area.
  - All residents should feel a vested interest in ensuring physical safety for ourselves and our neighbors. The Glendora police will respond to calls. If you see someone who does belong here, and after using your good judgement determining they are not a guest, call the police.  
**626-914-8250 (Glendora police 24 hour line)**
- Have you noticed dumpster divers? Recently Steve asked a dumpster diver to leave. She said she was a resident and lived at xoxo (not one of our addresses). The bicycle woman, after a few choice words, got the message and left.
- Financial Reports. The board reviewed Isolde's monthly report. One unit has not paid their HOA monthly dues since September, 2014. Eventhough the owners do not live in the unit, they still have an obligation to pay their dues. With Isolde's recommendation, the boards voted to have our lawyer send a "demand letter" for payment of all dues, plus interest, and lawyer's fees. If necessary, a lien will be placed on the property.

***Did you know...***

*Home Depot* will take burnt out small light bulbs. They have a bin next to their Return Desk. *Ace Hardware* in the Albertson quad on Route 66 and Glendora Ave. will take old batteries. Please do your part for our environment.