

MINUTES: Wednesday April 8, 2015
Glendora Garden Homes IV HOA Board
(www.ggh4.org - website for "Glenview Lane" addressed homes only)

Call to Order: 7:00 p.m. unit #1233, Thomas residence
Board in attendance: Diana Crain, Brian Franklin, Carol Keding, Adele Woodward, and Steve Thomas, Isolde Fehrman (Western Condo Management).
Residents: Nancy Keding, Diana Nicolaou

Next meeting: **May 6 – poolside 7:00 p.m., poolside,**
(Or #1233 Thomas' residence, depending on weather)

The meeting minutes of March 11, 2015 were approved.

Homeowner's comments:

A resident asked if it is legal to make a left turn into our private driveway from Valley Center by crossing the double yellow line. Good question and we looked it up. The California DMV handbook states it is legal to cross over a double yellow line when you are turning in or out of a private driveway. We believe that it is legal to make a left turn over a double yellow into our private driveway.

Diana Crain, resident #1244, asked Steve to talk to the gardening company about a sprinkler. She believes the section next to her garage has a sprinkler that is not working. Steve also noticed another section was extremely dry and it had dying plants. GGH IV has a new "smart" irrigation controller to save water and money by watering based on soil and planting and only when necessary. If you have a section that is not receiving water, please notify the board via the GGH4.org website, "send a message".

Old Business:

Trespassers: Homeowners are still sighting and/or being confronted by people digging through the trash bins. One in particular is a repeat offender. A resident confronted this person who stated she has 'every right to rummage through the trash" for whatever reason. This perceived right is partially correct. The law indicates that trash can be taken from a "public" place. We are not aware yet if Glendora has any ordinances regarding looking through trash bins while they are on public land. Our common areas are private for the use of residents and invited guests. "No Trespassing" signs are posted at both drive/walkway entrances. Signs are also posted at the back west wall where we've seen some people climb over the wall from the Strawberry HOA property. Dumpster divers are not welcome and are breaking the law. If an offender has been warned, they can be subject to arrest. Residents have also observed other trespassers looking into parked cars for perhaps opportunities for a quick theft. If a person is not a guest or resident, they have no business to be on GGH IV property.

New Business:

Owner Maintenance. It is the unit owner's responsibility to identify and maintain their unit. The HOA in the past has paid for outside termite repairs. If an owner believes that their unit has termites, the board recommends that you contact Morgan Termite, 800-782-7041, the HOA's preferred vendor. If termites are confirmed, as a courtesy, you might want to alert your immediate neighbors. Before any work is done, the board needs to review the estimates. The homeowner is responsible for repairs for interior work, including attics. .

#1213 has received confirmation of termite infestation. The total cost to eradicate was quoted at \$1150. A portion of this cost, \$850, will be paid by the HOA which covers exterior work; attic and interior work (\$300) will be covered by the homeowner.

Swimming pool inspection by the county. We had our annual inspection recently. The only comment related to the pH in the Jacuzzi which was a bit low. Steve contacted Sparkling Pools to review the inspection. The owner stated the pool and Jacuzzi passed the inspection. The PH may vary slightly between services.

Collection of Past HOA Dues. Isolde has mailed out letters to the owners of one unit but no response. As a last resort she may have to contact our HOA attorney to initiate a lien again the unit for past dues, interest and any related costs.

Pool Area Trellis. Carol and Diana have noticed the state of repair of the wooden trellis over the seating area next to the pool. They asked Steve to contact the contractor who supplied the vinyl doors to the trash bin areas for an estimate.

More Owner maintenance: There was another fire (smoke) relating to lint from the dryer and/or duct. Our dryer ducts run the length of many of the units out to the patio or to the front depending on your unit type. It is recommended that your interior ducts be cleaned out frequently (once a year perhaps). Owners are responsible for interior maintenance. Adele Woodward offered to obtain a quote for the cleaning. The more units that are cleaned, the lower the cost per unit. The last time that this was done, the cost per unit was \$50-70. It's well worth the cost if it prevents a fire. Some units have never had a complete cleaning.

Isolde gave the board the latest monthly financial reports for the board to review. Isolde has records dating back to 1985. The board approved that she will keep association documents for 10 years. The rest can be shredded.

Did you know...

Home Depot will take burnt out small light bulbs. Steve showed the board a picture of a full bag of the common areas' burnt out bulbs that were deposited at Home Depot. 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.