

MINUTES: Wednesday May 6th, 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 #1244, Carol and Nancy Keding residence (meeting relocated from the pool area due to cool weather.)

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

Residents: Nancy Keding

Next meeting: June 3rd – poolside **7:00 p.m., poolside,**

The meeting minutes of April 8th, 2015 were approved.

Homeowner's comments:

Neighbor's Dead Trees. The neighbor just north of our complex has what appear to be two dead trees in their backyard. There is some fear that the tree could topple over and hit some units. No exact measurements were taken but two elements were noted: the trees may be tall, but they are not tall enough to fall over and hit our units; 2nd, the wall separating our properties very likely would prevent any tree from falling all the way.

Christmas Decorations. Another resident wanted to know about when these decorations should be removed. Typically it's at the end of January. It was noted that #1204 still has Christmas lights hanging off the balcony, although they have not been turned on. Steve volunteered to talk to the owners about their removal.

Collection Receptacle. A resident suggested GGH IV should have a separate collection receptacle for CRV bottles and cans. We could turn in the collection to our bank account. Although this idea looks good, the details for success are a bit chancy. Will residents use the central collection point? Who will volunteer to redeem the collection; what sort of receptacle can be used for residents that dumpster divers cannot access?

Pool Enclosure. A resident noted there was young man with a backpack in the pool enclosure. They did not think he was a resident. No police were called.

Noise from Pool at night. The residents surrounding the pool want to remind pool users that their noises carry, especially at night. The pool hours are 8am to 10pm Sunday through Thursday and 8am to midnight Friday and Saturday. While you enjoy the pool in the evenings, please respect their right to their quiet enjoyment too.

Old Business:

1. Amenities Committee. Patriotic themed pin wheels will be placed in the mailbox area to commemorate the nation's war dead for Memorial Day.

2. Dumpster Divers. While the Supreme Court has upheld the right to do this on public land, it's not OK to do it on private property. Our complex has "Private Property" signs posted at all legal entrances and a few too next to the wall next to the wall on the northwest side of our

complex. It is our right to ask dumpster divers who do not live here to leave the property; if they fail to do so, you/we can contact the Glendora PD. They will respond. Chris Blackledge had more information on this. We will talk about it at future meetings.

3. Significantly Past Due. #1239 has not paid their monthly dues in several months despite Isolde's attempts to follow-up with the owners. This matter has been referred to our attorney. The owner is liable for past dues, plus interest, plus any collection expenses.

4. Dryer Duct Maintenance. Adele Woodward volunteered to lead the effort have a reputable duct cleaning service available to owners. She said the price per unit is influenced by the number of owners who sign up. As stated in our CC&Rs, owners are responsible for their interior maintenance.

New Business:

1. Termite Inspections. As stated previously, it is the unit owner's responsibility to identify and maintain their unit. The HOA in the past has paid for outside termite repairs, except for owner add-ons like a trellis. Please be alert for termite infestation to your unit. 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. Before any work is done, the board needs to review the estimates. The homeowner is responsible for cost of interior work, including attics.

2. 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. Vinyl Smart is the company that installed our trash enclosure doors. Steve sent pictures of the current trellis, plus dimensions, and asked for an estimate to replace wood with their material.

3. Isolde gave the board the latest monthly financial reports for the board to review. The reports look in order.

Did you know...

Recently the board asked our electrician to take a look at the photo cell controlling the lighting for the back part of the complex. It leaves common area lighting on too long. He changed the cell as well as its position. Lighting now is coming on/off at the appropriate times and we are saving money.

The City of Glendora recently featured "saving water" is everyone's best interest. We are in a drought. Please everyone, do your part.