

MINUTES: Wednesday August 19, 2015
Glendora Gardens Homes IV HOA Board
(www.ggh4.org - website for "Glenview Lane" addressed homes only)

Call to order: 7:00 p.m. poolside

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

Residents: Cathy Watkins, Nancy Keding, Maria Stevenson, Philip Devries, Sandra Hernandez, Diane Nicolaou

The meeting minutes from were 7/8/2015 approved

Next meeting: September 9, 2015

We will be having a yard sale on October 3 at 8:00 a.m. Diana Nicolaou will place an ad on Craig's list. Residents can use the east and south side of the complex, grassy areas to place items for sale.



Resident comments:

A resident asked if rain gutters could be installed. This is acceptable as long as the gutters match the color scheme of the building.

A resident commented that people are leaving trash out in the driveways and parking areas. Please pick up any trash that you see. Let's keep our complex clean and tidy.

Sandra asked if the HOA would paint the sprinkler riser that is next to her sidewalk. It's a potential tripping hazard. Steve will check it out and ask the gardeners next Monday to lower the sprinkler riser.

Sandra also asked if she could extend her concrete patio area. This is acceptable as long as her backyard drain is kept open. Please see "Drains" below.

A resident asked if she could replace her windows. This is acceptable as long as it matches the color scheme of the building. Some owners have installed double pane windows to improve the unit's insulation and reduce outside noise.

Parking: a resident noticed that there are several cars that are parked in the outside parking spaces for a long time without being moved. Please note: The HOA's outside parking is not intended for long term car storage. Car owners will be advised to remove their cars or have their cars towed. Also: residents/owners may not leave their cars parked in front of their garage. The driveway is considered a "fire lane" by the City.

New business:

Backyard Drains. There is a drain in each unit's backyard. These drains are connected by an underground pipe, called "swales" (refer to CCR Article XVII paragraph 9, page 71), to several neighbors, usually 3 or 4. Each home owner is responsible for keep their drain and their part of the drainage free from obstructions. It's the only way water can flow out of your backyard to eventually the street. Very likely there will be a periods of heavy rains this winter. Having a functional backyard drain will be very important to avoid flooding into your unit or any connecting unit's backyard. You may want to hose it out periodically.

A nomination list has been sent via mail to each unit owner. Please nominate 5 people to serve on next year's board. This list is due by 9/7/2015. It can be mailed to Western Condo Management or brought to the next meeting. Please be sure to ask the home owner if they want to be on the ballot before entering their name. To maintain good governance of your HOA, each home owner should want to be part of this process. Please be sure to vote once the ballot is sent to you.

There was a dog seen in the pool by a resident. Please, no dogs in or around the pool. It is unsanitary and violates LA County health code laws for common use pools. There is a sign on the entrance gate: "No glass and No animals".

Old business:

The damage to unit 1204 has finally been repaired. Hooray to Cathy Watkins. She can finally is back in her home.

Steve noted water running from the pool/spa's filter and pump enclosure. It started with one of the filters backing up and stopping the pump. Thank you to the Keding sisters for reporting that the pool did not look right. Sparkling Pools was out the same day to fix the filter problem, but the stoppage must have burst an underground pipe. Steve asked Sparkling Pools for a quote to fix the problem. You may recall another under concrete pipe burst about 10 months ago. The HOA paid \$1700 to fix the plumbing and patch the concrete. There appears to be another leak from the spa's plumbing. Steve will ask Sparkling Pools to check it.

There is a break in the concrete wall adjoining units 1213 and 1214. Mr. DeVries will obtain a quote to repair or replace the breakage. Isolde will research a vendor who does this specialty work and pass the information onto Mr. DeVries. It is believed the breakage may have been due to a neighbor's planting. Owners: you are responsible for the maintenance of your backyard walls. Keep roots, branches, and planters from damaging your wall. Be aware of vines growing inside the posts.

We have received a quote for dryer duct cleaning. Adele Woodward will place a notice by the mail boxes regarding this process.

The pool's wooden trellis is in questionable shape. Discussions have been ongoing about replacing the wood on the trellis next to the pool area. We received a quote to replace with vinyl which was cost prohibitive. Morgan Termite has been contacted for a quote to treat these wood boards. There are signs of subterranean termites at the post locations and many of the overhead pieces are showing 30 years of wear. Morgan gave us a cost of \$4500 to treat the termite problem areas and repair the worse sections. The board will review this

quote and discuss it further at the next meeting. If work will be done, it will require closure of the pool. We agreed, though, we should wait until cooler times to start.

Rekeying the Pool's Access Gate. We will be rekeying the lock for the pool gate. The consensus by the Board is that there are many keys out there and we want to be sure that only residents have these keys. This rekeying process has been approved by the board. Each resident will receive one key. We are working out the details of the distribution. The estimated cost was close to \$600. Additional keys will cost \$25.00 each.

The Board has been reviewing the possibility of installing security gates at each driveway. Brian Franklin is looking into this matter and it is pending.

The resident at unit 1248 mentioned that people had been sleeping on the grass on the east side of the complex. The question was asked whether the Board would agree to install additional fencing above the existing stone fencing to increase its height. The Arrow highway units have similar iron bar fencing. This has been approved for unit 1248. The Board has discussed having this done for unit 1247 also. The resident at 1246 has also requested this extension. The matter for the latter two units is pending.

Termites. Four new units were approved for termite work. Some of the costs are divided between the owner and HOA depending on the location of the repairs – interior vs. exterior. #1204, \$525; #1214, \$350; #1240, \$350; #1230, \$725. Each home owner should check their exterior wood and roof line for possible needed review by Morgan Termite.

Morgan Termite offers termite insurance. It is relatively inexpensive and a good way to keep termites under control. Adele Woodward will contact Morgan to determine estimated cost of the insurance and what it covers and will report to the Board at the next meeting.

Thanks for conserving water. Our water bill is **lower for** all sections but one. Keep up the good work! The City water department is cruising through neighborhoods, including Glenview Lane, to make sure everyone is doing their part.

Financial report was reviewed.