

MINUTES: Wednesday April 13, 2016
Glendora Gardens Homes IV HOA Board
(www.ggh4.org - website for "Glenview Lane" addressed homes only)

Call to order: 7:00 p.m., 1233 Glenview Lane, Steve's residence

Residents present: None

Next meeting: Next meeting **Tuesday** (note day change), May 10, 2016 pool area

Board in attendance: Steve Thomas, Adele Woodward, Chris Blackledge, Brian Franklin, Diana Nicolaou, Isolde Fehrman (Western Condo Management)

The March 9, 2016 minutes were approved.

The current financial report was reviewed.

Homeowner and resident comments

1. A request was made to resolve a situation regarding an azalea bush leaning into the driveway. This has been resolved.
2. Available outside of garage parking is becoming scarce, especially on weekends. Please note that the parking is not for storage of unused cars and all cars need to have current registration.
3. A resident asked if it is OK to leave a car parked overnight in front of the garage. It is not. Parking in front of garages is allowed only for loading and unloading. These areas are viewed as fire lanes by the local Fire Departments with the purpose of access for emergency vehicles.
4. A resident noticed that paper supplies in the pool area restrooms were out. This matter has been resolved. Owners and residents, please know that you can always send an email to all/any board members via our HOA website, www.GGH4.org
5. A resident reported the spa light was burnt out at night. A call went to Sparkling Pools to replace the light with a LED light. See paragraph 3 under New Business.

Old business:

1. Rekeying of pool entry lock: Most of the keys have been handed out to residents. If you have not yet received a key, contact Diana Nicolaou at 626-641-3261 or come to the next board meeting. At some time in May, the new lock will be installed and will require use of a new key for access to the pool and restrooms.

2. The board has approved added metal fencing for unit #1248 in the same style as the units on the Arrow highway side. Steve will check on status.
3. Unit #1246 that a piece (corbel) of her balcony fell off. We are still checking for a handyman to replace or restore the corbel.
4. Bollards Arrow Hwy. entrance: Board is shopping for design and price.
5. Replacement of Glenview Lane sign on south side of Valley center has been done. Thank you Paul Sheldon contacted City Maintenance to make this happen.
6. Common area maintenance: paint all exterior wood surfaces, cleaning black marks on stucco – Looking for bids/estimates for each. A job walk is scheduled with one bidder next week.

New business

1. Unit #1212 termite issues have been resolved. WELCOME to new owner Mr. Tokutlian. The board approved Morgan Termite's estimate for exterior work including the south balcony flooring. The owner will pay for interior plus trellis work (owner add-on). Steve will contact Craft Coating to recoat the balcony surface.
2. Unit #1209 and 1210 have common in-wall leaks and mold issues. The board has approved \$1500 to help with associated costs.
3. Sparkling Pools was approved to re-wire the spa heater to the circulation pump instead of the jet pump and avoid overheating the equipment due to low water flow; replumb'd the spa heater to extend life of plumbing fixtures. Existing plumbing has been too close to heating elements and is beginning to show signs of the heat. Installed new LED Pentair Brite LED 300 watt equivalent. LED bulbs have a bulb life significantly more than the old light. Cost for all items including labor, \$1072.
4. Watering Schedule for Grounds. Steve will contact A&L Landscaping to confirm the system installed last year to save water is working properly. Steve noticed watering one early morning after several days of rain.

Resident notice: If you are aware that a unit has been vacated and there is a growing pile of ads left at the door step along with telephone books, etc. has been placed in front of the unit, please pick them up and discard them. That small pile of paper may be an invitation to a thief to invade the home and even try to sell it without the knowledge of the owner. It's happened with other HOA's. It is important that a unit does not look vacant.