

MINUTES: Wednesday May 10, 2016
Glendora Gardens Homes IV HOA Board
(www.ggh4.org - website for "Glenview Lane" addressed homes only)

Call to order: 7:00 p.m. pool area

Residents present: None

Next meeting: Next meeting Tuesday, July 12, 2016 pool area

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

The meeting minutes from May 10th, 2016 were approved.

The current financial report was reviewed.

Homeowner and resident comments

1. Resident at unit #1210 has a bee hive in her backyard. Is there a preferred vendor to deal with the bees? As this is an owner responsibility, we do not have a preferred vendor.
2. An owner placed a political sign supporting a candidate in front of his unit. Is that OK? The HOA CC&R's, page 12, paragraph 7, prohibit the placement of any signs unless approved by the board. The board prefers to leave politics for the voting booth. The owner when asked removed the sign.

Old business:

1. Garage Sale by residents. The board has not heard a proposed date as yet. Any publicized sales of this nature should us our grassy areas on either the Arrow or Valley Center entrances.
2. Unit #1246 has a piece of her balcony (corbel) fall off. The HOA will have a handyman, or Morgan Termite repair the piece.
3. Project status for painting all exterior wood surfaces: See below. An "RFP" was prepared for contractors to review and bid on the project. It includes all wooden outside surfaces from the original building project (not add-on trellises), wooden garage doors, damages, front doors. Morgan Termite is scheduled to review all units, the best they can as most owners are away during the day, and submit an estimate of repairs of wood surfaces before painting commences.
4. Safety Bollards for the Arrow Entrance. In less than a year there has been two auto crashes into or near unit #1204. Chris has been researching placing bollards; you see them at entrances for stores, in appropriate locations. One of Isolde's clients has them and will get that information to Chris to review.
5. Garage Leak in #1243. Western Rooter reviewed the situation. A small amount of water seems to be rising from the concrete in the garage, but intermittently. Owner to monitor the situation.

6. The Davis-Stirling Act, 1985, with several amendments afterwards, governs HOA CC&R's, the same year our CC&Rs were ratified by the state legislature. The questions is: should the board hire a lawyer to review our CC&Rs to make sure we are compliance with the state law's amendments. We understand larger HOA's have done this and it can be quite expensive. Board to consider.

New business

1. HOA Maintenance procedures. What is the responsibility of the owner and what is the HOA's responsibility? To alleviate confusion relating to this question, the board wants to prepare "a statement of understanding" for residents and owners.
 2. How can we discourage unwanted trespassers? Despite our "NO TRESPASSING SIGNS, we still have unwanted trespassers, including a person and his pregnant companion who talked their way into the pool area and the restrooms too. Deliveries left in front of doors have disappeared.
- Chris has some knowledge about such topics and he contacted the Glendora PD. An officer attended our meeting and presented a "602 Letter" that relates to our complex, #1201 through #1248, it trash bins, pool enclosures and driveways – everything from the sidewalks on the south and east sides. If a resident observes someone who doesn't belong here, e.g., going through our trash bins, any resident may call the police and mention this letter of our intent to not have unwanted visitors (*paraphrasing the explanation*). State "Glendora Garden 4 (IV) and the problem. The "602 letter" is in their system and a unit will be dispatched. An officer will confront the person. If they don't leave or if they return again, they will be subject to arrest under the provisions of the "602 Letter". It's a really a form and Steve and Chris signed it. Let's hope it will not have to be invoked, but "word" will spread that our properties are out of their bounds.

Additional notes:

Thanks to the resident who placed small US flags around the HOA for July 4th. It's an appropriate reminder that our country is where it is due to that kind of sustained patriotism.

Common area light out or you have a question for the board? Access www.ggh4.org and send a message to the board.