

Minutes December 6 2016

MINUTES: Tuesday, December 6, 2016, 7 p.m.
Glendora Gardens Homes IV HOA Board
(www.ggh4.org - website for "Glenview Lane" addressed homes only)

Call to order: 7 p.m. December 6th, 2016

Resident present: None

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

Next meeting: 7 p.m. Tuesday, January 10, 2017 pool area (depending upon weather)

November 15, 2016 meeting minutes approved. Financial reports approved.

Homeowner and resident comments

1. Resident alerts board of pool lights outage. The lights were restored. The electrical circuit breaker had tripped off or was turned off. Not that long ago the Glendora PD were alerted by residents that trespassers were in the pool area. All residents, please be alert and safe. See below for additional comments.

Old business

1. Project Refresh - status and schedule

Morgan Termite has completed their phase of the project. Although they estimated job completion at 1 ½ months at \$12,000, their phase took a much longer time to complete; the cost, except for two units, did not change from the original bid. The board approved the additional work for #1209, 1231, and the utility door for the pool area at \$1825.

Action Painting. Stated they can start in January. The board agreed that

January 6th was the "**be ready by**" date for all units.

The contractor has estimated that the job will take approximately 25 working days. The board will publish a letter for all unit owners. It will be included with the annual communication from Western Condo Management. The HOA will pay for painting owner add-on trellis. Action Painting will charge \$2 a square foot. Action will have a supervisor on the premises while they are painting. Please coordinate directly with them as to your wishes.

Each owner/resident should:

1. Give painters clearance to do their job; that is move hanging pots, flags, decorative lighting and pots away from the wood.
2. Remove nails, hooks and any item attached to the wood.
3. Pets. Action Painters and the board, where necessary, will coordinate with residents on the date their backyard will be painted. Please keep your pets indoors they will be in backyard to do their work.

NEW BUSINESS

1. While coordinating backyard work with Morgan and residents, the board discovered we did not have up to date contact numbers. In many ways it's important that for project coordination, emergency evacuations, disasters, your board be able to communicate with each resident. Western Condo Management in this month's mailing, will include a form for owners to complete and return.

2. Happy Holidays. Let's keep them Merry by watching out for each other. A local Glendora resident organization warns of a thieves following UPS drivers into a neighborhood. A recent report spotted One person walks into a neighborhood (several blocks from us) with an empty backpack and out with it full. Another neighborhood watcher spotted a small pickup truck with two men. One unloaded his bicycle with

box mounted on the back. The police were called when he was observed coming back to the truck with the box for of small parcels.

3. The board reminds each resident to be safe. Day or night, if you observe thieves, let the police do their job and call the **Glendora police at: 626-914-8250**

4. Parking. It's a common sense reminder; please observe the parking rules. Many residents will have friends and guests the holidays.

Please do not park in the FIRE LANES. Please do not block access or egress of traffic, observe the speed limit and watch out for children.

The board will give out warning notices and as necessary call the Tow Service to remove a blocking vehicle.

5. If you spot a light out, sprinkler not working, or have a question for the board, please use the HOA website:

www.ggh4.org Click on send a message. All of the board members will receive your email.