

Minutes: Wednesday, May 17th

Glendora Garden IV HOA Board

(www.ggh4.org – website for “Glenview Lane addresses only)

Call to order: 7pm, Pool area. Board members present: Paula Verdugo, Diana Nicolaou, Brian Franklin, Steve Thomas, Becky Forss

Next Meeting: Wednesday, June 14th, 7pm at The Pool
May '17 minutes approved.

Homeowner & Resident Comment

No Homeowners present

Old Business

1. Subterranean termites #1216/17 and two infestations in the pool area. No word from Morgan yet. Pool area's restroom door has termites on both sides; also, a column next to the middle table.
2. Action Painting came out and successfully cleaned the Keding sisters patio surface. Good job Action Painting!
3. We are still waiting for a response from Vinyl Smart to replace the utility closet west of #1247. Steve has left two messages with Vinyl Smart. Thankfully, "someone" replaced the missing door anchor for the front trash enclosure. Thank you to whomever took that initiative!
4. The Yard Sale on April 29 was quite a success with many of our neighbors participating. Great job Glendora Gardens!

New Business

1. (Old Business and New Business) The **electrical outages** for about 1/3 of common area lighting connected to the optical sensor located in the pool area is still being investigated by our Board (thank you Brian and Brian's Handyman!). The lighting for the spa, pool and most of the ground lites stay on, but other common area lighting, over the entrances for instance, are off. Brian is still coordinating with professionals to discover problem. We hope a solution is coming very soon. If your unit is affected by the lighting, please consider turning on your porch light to aid in keeping your area well lit.
2. **Annual Tree Trimming** work was performed on May 16th by "Branch Managers Tree Trimming" per our agreed upon contract. Although we had expected them a week earlier (and had 100% cooperation in everyone moving their cars from the trimming area), they had to delay one week due to staff difficulties. However, they did arrive at 7:00 a.m. on the 16th and for the most part everyone once again cooperated and moved their vehicles. The Board would like to thank you all for understanding and being flexible with evacuating

the parking spaces as necessary. Our trees have been trimmed and we are ready for summer.

3. There is a **Glendora City Arrow Highway Specific Plan** meeting on May 24. The meeting will be held at 7:00 p.m. at the **Teen & Family Center, 241 W. Dawson Avenue in Glendora**. The Scope of the project identifies the long-term vision and objectives for land use development encompassing 106 acres including land use designations supporting mixed-use, retail/commercial, industrial, residential, public and open spaces. The plan will eventually support development of over 1.4 million square feet of commercial development, 1611 dwelling units, and 8.6 acres of open space. A portion of this development will be between Sunflower and Valley Center on Arrow Hwy. Members of the Board are planning to attend this meeting, other residents are encouraged to also attend! For more information you can read: <http://www.cityofglendora.org/arrowhighway>
4. This is the season that breeds **mosquitoes!** To ensure protection of your family, friends and pets make sure you are taking appropriate steps to eliminate standing water on your property to control the mosquito population! More information can be found at: <https://patch.com/california/lagunaniguel-danapoint/keep-mosquitos-away-laguna-niguel-mosquito-awareness-tips-can>
5. **Earthquake insurance.** California earthquake insurance for Associations experienced a significant increase a few years ago. The Board continued to carry this insurance for the protection of our complex. However, our policy only covers the exterior of our units (structural integrity) and the common areas. In reviewing our policy and costs (and a small decrease in premium this year) the Board discussed the coverage that we are able to provide our residents should an earthquake hit and we experience damage. A "condominium" association can insure an entire condo complex, and each individual condo owner can insure the contents of their homes. Even with insurance, policies typically have a deductible. Our policy's deductible is 10% of the total cost which would be covered from Association's reserves and/or from home owners. Additionally, Condo owners can insure against receiving an assessment from the condo association if there is a loss that is spread across all condo owners in a building or complex. CEA earthquake policy can cover what your condo unit and HOA's policies may not. Earthquake damage to your personal belongings or the inside of your unit are not covered by your condo unit or homeowner's association (HOA) insurance. Also, please check your policies to make sure you are covered for the cost of 1/48th of the HOA deductible.
6. **Financial Reports** were reviewed and approved.