

Minutes: Wednesday, November 8, 2017

Glendora Garden IV HOA Board

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

Call to order: 7pm, Pool area. Board members present: Brian Franklin, Steve Thomas, Becky Forss, Diana Nicolaou, Isolde Fehmarn (Western Condo Management)

Absent: Paula Verdugo,

Homeowners Present: Adele Woodward #1211, Diana Crain #1246

Next Meeting: Wednesday, December 13, 7pm at the Pool **or** at Diana Nicolaou’s #1230

October ‘17 minutes approved.

Homeowner & Resident Comments

1. The owner of Unit #1214, approached a board member and asked that the gardeners trim back a slightly overgrown cypress tree that was brushing against his unit when it was windy. The task is not complete. Steve took the lead gardener and showed him what needs trimming.
2. The Board was approached by an owner asking that our complex community be reminded about Disaster Preparedness. The October Minutes included web sites for residents to use as a prepared reference. In addition, Paula prepared a 6-page list full of readiness information. Isolde will include this list with the mailing of the 2018 coupons. The monthly dues remain at \$290 a month.
 - a. The board requests owners share the lists with their renters.

Old Business

1. **Subterranean termites #1216/17. (Pending)** Awaiting owner approval before Morgan can proceed. To avoid pulling up tiles, as stated in their report, Morgan stated to Steve they could achieve the same result less intrusively. Steve gave a copy of Morgan’s report to the renters to pass to the owner with a recommendation to discuss the procedure directly with Morgan.
2. **Loud Noise Late at Night**
 - i. As stated in the Glendora Garden IV CC&R’s, under nuisance topics, residents have the right to “Quiet Enjoyment”, especially late at night. This includes the pool area as well as walkways to/from parking spaces. Please respect your neighbors’ reasonable privacy. An owner stated to Steve new occurrences. Your neighbors don’t want to hear your conversation nor music.
 - ii. There are trash receptacles in the pool area and bins in the 3 enclosures. Too many times a board member has picked up trash off the pool area tables as well in the parking area. GGH IV residents please embrace the concept that this is your neighborhood. Leaving trash in any place but the

trash cans does not show pride of ownership. Please show pride and stow trash where it belongs.

New Business

1. **Election Results:** As reported in last month's minutes, the following have been elected to the 2018 board: Chris Blackledge, Brian Franklin, Becky Forss, Paula Verdugo, and Steve Thomas. At the January meeting board members will discuss officer roles.
2. **Los Angeles County Bikeway Improvement Project**
 - a. Notices were posted on our bulletin board re this project. It will start sometime later this month. The notice stated the roadway meridians will be "narrowed" to accommodate the new lanes. Arrow Highway from Valley Center to Glendora Ave. will be affected. Traffic will be delayed, at times No Parking signs will be posted. Construction will be from 7am to 3:30pm during the approximate 3 months. You can anticipate traffic will be slow during that period.
3. **1205 reported a wet ceiling** to Steve who called our Roofing contractor, RainDance Roofing. After describing the location, Diana and Becky said they experienced the same problem due to a faulty installation with their chimney.
 - a. **1205** also reported to a board member that someone apparently from Arrow Highway threw wet laundry into her backyard. A board member responded and encouraged her to call the police. This hopefully was a random act.
4. **FHA Eligibility.** An owner asked about our HOA status. Unfortunately, it expired. Brian who coordinated the process several years ago will check his resources and ask for help to restore our eligibility. Thanks Brian.
5. **Rats in my Unit.** A couple of unit are experiencing this problem. Leaving your doors and or garage open can be an invitation. Interior maintenance is the owner's responsibility. Steve bought a few rat traps a few years back to capture one in his backyard (success). He offered the use of his traps again. In one unit, the rodent apparently is the walls and attic. If you are using a "snap trap" in your attic, be sure to place it close to the portal for easier cleanup.
6. **Financial Reports** were reviewed and approved. Isolde will mail the 2018 operating budget to all owners this month.