

Minutes: Wednesday, March 7, 2018

Glendora Garden IV Board

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

Call to order: 7pm, Board Member Becky Forss at #1246

Board members present: Steve Thomas, Paula Verdugo, Brian Franklin, Chris Blackledge,

Out – Isolde, Western Condo Management (Isolde gave Steve monthly financials in advance of the meeting.)

Homeowners Present: Carol and Nancy Keding #1244

Next Meeting: Wednesday, April 11, 2018 7pm, Location: Paula Verdugo, #1234

Homeowner & Resident Comments

1. 1244 returned to continue the open discussion of updating/replacing landscaping. Resident(s) suggested that Armstrong Nursery may be willing to offer a discount. Types of plants were also mentioned. Board pending further review and consideration of types of plants and overall cost. First area to be consider is the parking area west of 1228 as most of that section has very little ground cover. Paula Verdugo and resident Diana Nicolaou volunteered to serve on the committee.

Old Business

1. Balcony repair 1240 – pending.
2. Termites 1218 - completed treatment.
3. Chimney leak 1205 - work to be completed. Raindance gave an estimate to owner to submit to the board. Estimate is \$975 to repair leaks in the roof and second story window.
4. Yard sign 1244 – refer to February minutes. Sign removed by resident(s) and considerations to allow have been denied. Matter closed.
5. Due to issue with parking, new policies will be considered. Board discussed parking permits and/or alternative policies to prevent vehicle owners from long term parking or storage of their vehicles in the parking spaces. **Matter is still pending.**
6. Extensive vines growing on exterior of 1227, cut by resident; further removal from roof area and disposal was completed by neighbor voluntarily. Thankyou Chris.
7. Bait boxes have been placed by Total Exterminating Pest Control Company. They were recently contracted (monthly) to assist with rodent abatement issue. Traps have been placed in utility cabinets. Please use caution as they contain rodent attractant and poison.
8. Concrete estimate for the pool area, various areas of the driveway (including red tiles), and the concrete blocks separating from the pool area wall, are being discussed, in addition to which companies to request estimates/proposals. **Matter is still pending.**

9. FHA Certification renewal. Brian Franklin has contacted the outside party who previously did this work for free and they are willing to help us renew the Certificate at the same price – free.

New Business

1. A board member discovered a Satellite dish on the ground next to the trash bin. All Residents are reminded to place all trash in the bins. Disposed items inside the trash bin enclosures but not inside the dumpsters will not be hauled away. Ask your friendly neighbors for assistance with placing heavy items in the bin or contact Athens Waste Hauling at 888-366-6100 for special pickup. Identify item and Glendora Garden IV affiliation. This is the 3rd recent incident at the Arrow side enclosure of items either not placed inside the bin or haphazardly dumped leaving a significant broken mirror glass on the ground.
 - a. If you order kitchen appliances, furniture or any heavy items that require disposal of the old item and/or large container boxes, please REQUIRE the delivering company to haul ALL items away.
2. Don't hesitate to report ILLEGAL DUMPING to the Glendora Police Department. They will respond to any reports of suspicious persons that may be trespassing onto our lot to illegally dump items onto the property; this is punishable up to \$10,000 and jail time. This can apply to contractors working here as well. If they dump onto the roadway or other areas, please notify the Board. A resident around the pool area reported a contractor from Best Buy had left large containers, filled with construction debris, in front of the dumpsters.
3. Trespass signs need to be updated per Glendora Police Department in response to the need to update the "602 letter." Further action pending with the Police Department and board member(s) are seeking to obtain signs with specific statute(s) regarding trespassing.
4. 1209 has a common area leak and requires further assessment by Western Rooter. Renter has been referred to plumber and the board is waiting for the estimate of cost for repairs.
5. 1240 is still missing wood piece from balcony. A new suggestion was made to contact Fred the handyman from Strawberry Lane to work on the restoration of the wood piece and reattach it to the balcony.
6. Financial reports were provided and reviewed by the Board.