

Minutes: Wednesday, April 11, 2018

Glendora Garden IV HOA Board

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

Call to order: 7pm, Pool Area

Board members present: Steve Thomas, Paula Verdugo, Becky Forss, Brian Franklin, Chris Blackledge, CPA - Isolde

Homeowners Present: Diana Nicolaou #1230, Diana Crain #1246

Next Meeting: Wednesday, May 2, 2018 - 7pm, Location: Pool Area

Homeowner & Resident Comments

1. Tony and Elia, #1219 will be planting in the section east of their unit. They will be planting more rose bushes and drought tolerant plants. One shrub, will be removed that rests against the unit. Board approves of changes made to common area; resident to maintain garden area.

Old Business

1. (Pending) Re-attach wooden piece to 1240 balcony. Handyman (Fred) from Strawberry Ln. will be contacted for that project and a few other items that require attention, to include repairs to bathroom doors and utility closets.
2. Night time lighting has been repaired/replaced at the rear of the complex near 1228 and 1229. The previous lighting had motion sensors. New lighting has been set to illuminate from dusk to dawn. For security sake, residence parking in that area have asked to keep lights on as opposed to the motion activated lighting. The lights are type LED and have a bulb life of 50,000 hours.
3. HOA wide Rodent Control has been implemented and there have been no new sightings reported. Please notify board if you have noticed any exterior activity.
4. Roof/Chimney leak reported at #1205. Owner held onto the repair estimate. No approval can be communicated until it is submitted to the board for review.
5. 602 letter pending with Glendora PD. Looking into alternatives suggested by patrol personnel to display signs containing proper wording for enforcement when the PD comes into the area and makes contact with persons that may be trespassing onto the property.
6. FHA application has been submitted by Brian F. Pending approval.
7. REMINDER - If a residence has detected a roof leak, PLEASE contact the Board and include location of leaks in your units. Rain Dance will the roof areas and prepare an estimate of repairs which the board must sign off before work can commence.
8. Kathy W.#1204 has had security issues with trespassing into her backyard. Owner is going to place enhance security by placing discrete barbwire onto the fencing to attempt to stop further trespass. Board to review final placement of materials.

New Business

- 1.** Disposed items, this time luggage and a vacuum cleaner, left outside the bin again. Potential usable items are an attractant to vagrants. Please place all items to be discarded in the trash bins. If you feel the item is usable, we recommend you donate to any local charity, such as the local GOODWILL at Lone Hill and Route 66. They will also take your electronic waste.
- 2.** Through the efforts of C. Esqueda (#1236), all 3 dumpster sites have obtained new poles that maintain the closure mechanisms of the trash bin areas. Unfortunately, the Board has had to replace the poles at all (3) dumpster sites due to theft. Thank you, Mr. Esqueda, for your work and clever engineering. It is the hope of the Board that further theft will be deterred by the new style of engineering.
- 3.** LANDSCAPE REVIEW COMMITTEE - Diana N. and Paula V. will be reviewing specific areas to begin the implementation of planting more drought tolerant landscaping. More information will be provided as it is decided.
- 4.** A broken sprinkler was discovered toward the front of the complex and it has since been repaired/replaced.
- 5.** Continued review of parking policies to come, as some vehicles have been noted to remain parked in a singular parking stall for extended periods of time. As a reminder, common area parking is not for vehicle storage. The board encourages use of your garage for parking and storage of vehicles.
- 6.** Finance reports reviewed.

REMINDERS:

- If you see theft or vandalism occurring, please don't hesitate to call the Glendora Police Department at (626) 914-8250.**
- Broken sprinklers waste water. Please take the time to report them to a board member or use the GGH4 website @www.ggh4.org.**