

# Minutes: Wednesday, May 2<sup>nd</sup>, 2018

## Glendora Garden IV HOA Board

( [www.ggh4.org](http://www.ggh4.org). – website for “Glenview Lane addresses only”)

**Call to order:** 7pm, Residence 1234, Verdugo Residence

**Board members present:** Steve Thomas, Paula Verdugo, Becky Forss, Brian Franklin, Chris Blackledge, Isolde (Western Condo Management)

**Homeowners Present: None**

**Next Meeting:** Wednesday, June 06, 2018 7pm, Location: Pool Area

### Homeowner & Resident Comments

1. Resident from 1238 used GGH4.org to report a broken sprinkler. Repairs made.
2. Residents from 1244 requesting Athens account information due to large item disposal and paint disposal. Item resolve with Athens by residents and items picked up.

### Old Business

1. (Still Pending) Re-attach wooden piece to 1240 balcony and 1222 balcony. Handyman (Fred) from Strawberry Lane has been contacted for repair projects which will include: Pool area bathroom doors, utility closets and re-attachment of wooden balcony pieces.
2. Community wide rodent control has been on going and there have been no new sightings reported. Please notify board if you have noticed any exterior rodent activity.
3. The Glendora police department “602 Letter”, relating to arrests, is no longer an acceptable method to handling trespassing. Police Department advises it is a case by case matter. Notify Police if you observe trespassing individuals.
4. FHA application has been submitted by Brian F. He is gathering from Isolde additional information regarding insurance.
5. Landscaping Review Committee is in the process of determining where to acquire and where to plant drought resistant foliage. Review of Armstrong pricing on going. Committee has determined the most appropriate action is for community members (inclusive of HOA members) provide efforts of planting opposed to paying outside company.

### New Business

1. Residence #1218 has installed interior bars on the lower level window facing the parking area, adjacent the pool. This is an apparent violation of the Article III, Section 3 of the CC&R’S. Owner will need to place an appropriate interior window dressing that will conceal the presence of the bars or immediately remove the bars from the windows due to aesthetic rules set forth in CC&R’S.
2. As a reminder: Parking in front of your garage overnight is prohibited and extended parking in front of garage areas is discouraged during the day time hours as these areas must be kept clear for the free movement of other vehicles and first responders in the event of an

emergency. (Police, Fire, Paramedics, Ambulance, etc.). Please use common parking area for extended daytime parking. There was an incidence were a board member witnessed cars double parked in front of a garage. Warnings and further actions pending by the board.

3. In response to an inquiry of the HOA Board, regarding external repairs/construction, the Board would like to remind all residents that notification must be given/approved by the HOA board prior to event. This includes, but is not limited to: sliding doors, planting in common areas, security screens, balcony blinds, etc. Please review the CC&R'S or contact the Board should you have questions regarding this matter. A broken sprinkler was discovered toward the front of the complex and it has since been repaired/replaced.
4. A vehicle in the common parking area, parked for an extended period, has been allowed to leak vehicle fluids which has caused damage to the common parking area. A letter has been sent to the owner of the leaking vehicle from the Board President with further action to be taken pending owner response.
5. Finance reports reviewed. New bids going out for Earthquake Insurance for GGH IV HOA. As a reminder, this insurance while a significant expense to our annual budget and is a vital financial safety net should an earthquake occur in our area.
6. The Board would like to remind owners: 1, our HOA insurance covers exterior and structural damages from an earthquake, and 2, there is a deductible (currently 10% of the total expenses) which individual home owners would need to pay. Home owners are encouraged to carry California earthquake insurance to cover the deductible, interior damages, and related expenses such as temporary relocation.

**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](http://www.ggh4.org).**