

# Minutes: Wednesday, June 06, 2018

## Glendora Garden IV HOA Board

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

**Call to order:** 7pm, Pool Area

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

Absent: Paula Verdugo, Lisa Barlow – Proxy for Paula

**Homeowners/Residents Present:** 1218, 1221, 1222, 1245

**Next Meeting:** Wednesday, **July 11, 2018, 7pm**, Location: Pool Area

### Homeowner & Resident Comments

1. Resident from 1221 reporting a disturbance that occurred at their doorstep when unknown persons trespassed onto the property and were at the porch area of their residence and engaged in a verbal disturbance. Police were called.

*Residents are encouraged to continue to stay vigilant and call the Police for any disturbances involving non-residents who appear to be engaged in criminal activity.*

2. Residents from 1222 reporting issue with items being left in the dumpster areas and not placing sizable items into the bins. She was referring to the Arrow side enclosure.

*Residents are encouraged to place **ALL items in the bins** and not leave any trash including sizable items on the ground, inside the trash enclosures. Athens Disposal will not remove any item not already inside their trash bins. If the item is sitting on the concrete, it'll stay there.*

3. Resident (Lori) reporting an old incident regarding water damage from A/C unit condenser line clog that moisture damage due to line having been capped.

*Owners are encouraged to maintain their Air Conditioning units with inspections and regularly scheduled maintenance to prevent damage or problems when demand is high during the summer months.*

### Old Business

1. HOA wide Rodent Control has been on going and there have been no new sightings reported. *Please notify board if you have noticed any exterior activity.*
2. FHA application matter is still processing for approval as Brian F continues to gather requested documentation to complete the process.
3. Landscaping Review Committee is on-going. They are looking for volunteers or determine who will start planting once they have completed their assessment of location of purchase and types of plants for purchase.
4. Board reviewed 1218 owner's remedy to dress window containing security bars has been completed and the remedy is sufficient to comply with boards request.

### New Business

1. Parking overnight in front of garages is becoming common place and is prohibited. Further review by board to implement parking rules and regulations are pending. Board to consider

mirroring Strawberry Lane's policies to limit storage and parking due to continued violations of current regulations.

2. 1244 continues to report leaking within their unit common walls. Board to be appraised of ongoing repairs and cost.
3. Pool lights have been reported as not working but area lights have been on. Sparkling Pools to be notified for service.
4. Multiple residents are noticing more trash debris and sizable items being left in the dumpster areas and on the sidewalk area near Valley Center. Residence at the meeting are seeking a remedy from the board. Board suggest if they suspect someone who is not from the complex to immediately report illegal dumping to the Police Department. Residents who observe other residents in the act of dumping items on the ground or street to report it to a board member or report to the website listed below.
5. Next year the board thought it best to obtain quotes to recondition/replace sections of pool plaster for the pool and jacuzzi and handrail repair or replacement. Also, concrete repairs to the pool deck and surrounding sidewalk areas. Steve to contact Sparkling Pools to fix the loose handrail at the deep end and remove any plastic striping that is above the surface.
6. Financial: General comments are the reserve has significantly improved since 2005 to date.
7. Finance reports reviewed. Our insurance company, Professional Choice Insurance Services, is conducting bids for Earthquake Insurance for GGH IV HOA for June 16 through June 15, 2019.
8. The Board would like to remind Owners of the need to familiarize with the amount of coverage provided by the HOA Earthquake Insurance policy coverage, includes buildings, foundations, building ordinance or law) and grounds, and consider what their own insurance may or may not cover. Our current earthquake coverage includes a 10% deductible (our prior State Farm policy had a 20% deductible) and does not include interior damages.

**REMINDERS:** - Matters that require the board's attention may be reported to a board member or you may use the GGH4 website @[www.ggh4.org](http://www.ggh4.org).

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## **Summer is here!**

**\*Remember to set your thermostats to 78 or higher when you are away from home for the day to conserve energy and reduce cooling costs.**

**\*\*If you are planning on going on a trip, consider turning your water heater to the lowest setting or "Vacation" mode. Also, don't forget to have your newspapers and mail either stopped or picked up. First sign of an empty home for burglars is a build-up of such items at your doorstep. Consider putting an interior light and/or radio on a timer to switch on/off during the day/evening.**

**Have a safe and enjoyable 4<sup>th</sup> of July.**