

Minutes: Wednesday, July 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, Becky Forss, Paula Verdugo, Chris Blackledge, CPA – Isolde

Absent: Brian Franklin

Homeowners Present: 1238, 1246

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

Homeowner & Resident Comments

1. Resident from 1212 requesting copy of bill from Roof repair. *Steve T. to provide copy of the bill to the owner.*
2. Resident(s) from 1237 have requested the latest State Farm Insurance certificate, which is renewed each year in June. *The certificates can be obtained by the unit owner if you contact the State Farm Insurance directly.* Identify: your name and address and HOA “Glendora Garden IV, Inc.” 909-645-6000 or 800-448-4664
3. Residents located near unit 1210 area reporting a Halloween decoration or mannequin on the front balcony of 1210. *Residence will be contacted regarding types of decorations and time limitations (i.e., Christmas and New Year's lighting and decorations, likewise with decorations related to fall and other holidays that are to come later this year. Board will contact residence/owner regarding reasonable expectations that are related to decorations that will not be left out past a reasonable time period.*

Old Business

1. FHA application matter is still processing for approval. Brian F continues to work on the completion of this process.
2. Landscaping Review Committee is on- going. Certain selections of plants are pending purchase and the first phase of planting is to start near 1248. Still working on getting proper equipment to plant near the rear wall between Glenview Ln and Strawberry Ln.
3. Board to contact owner of leaking vehicle before further actions are taken. This has been an on- going issue with the vehicle leaking a large amount of oil and other fluids onto the concrete and creating an issue with parking due to long term storage in the parking spaces.
4. Unit 1244 had leak issues in common wall. The leak has since been repaired and the unit is reportedly in escrow. More information to come.
5. Overnight parking in front of garages has become an on- going problem. Vehicle left in the way may block responding emergency vehicle or other residence attempting to enter their garages. Warnings and documentation may lead to fines and impound if this continues. Board to consider new rules and regulations applicable to the daily operations. Further review to come at the next meeting.

New Business

1. Steve T. attended the most recent public hearing for the Arrow Highway Corridor improvement planning committee. Unfortunately, that hearing turned into mostly a comment session by local residents from a crowded room and people outside the doors. Attendance was high and so were tensions. The board recommends each owner to check the City of Glendora website at www.cityofglendora.org/departments-services/planning/arrow-highway-specific-plan and review the plan. There's a lot of information including *before and after* information.
 - a. Expect changes in the near and long term future along the Arrow Highway corridor from the corner of Valley Center towards the Azusa city boundary.
2. The lights surrounding the Pool area have been reported as not working but some area lights have been coming on. There are no current problems with the operation of the Pool or Jacuzzi lights. Additional services pending to remedy issues with area lights.
3. Unit 1210 added a wooden attachment to the top of the wall adjacent the pool area. Owner did not contact the board for approval. Board reviewed the attachment as well as language in our HOA CC&R's and the decision was unanimous by the board to have the owner remove the attachment and make appropriate repairs to the wall. The existing walls are owned by the Homeowners Association in Common Interest Development.

Owners and residence are reminded to contact the board or come to the meeting before making alteration, including and especially solar tiles, to the exterior of the unit or adjacent common areas. Thank You.

4. Pool area, Men's bathroom sink is pulling away from the wall. Repairs pending.
5. Budget reviews and financial reports. Board wants to mention again that the owners should be reminded to obtain their own earthquake insurance as a supplement for coverage to interior damages and the master policy deductible which is 10%. For instance, if there is \$2 million in damage repairs, \$200,000 must come from our HOA reserves and possibly owners.

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.

Summer is here!

***Don't forget that pets get hot and thirsty too. Ice cubes in their water bowl makes a great cool treat for a hot day. If you are considering a dog walk during a this time, remember your pet isn't wearing shoes and the surface is really hot.**

****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 picked up. First sign of an empty home for burglars is a build- up of such items at your doorstep. Also, remember to have a neighbor snatch those door fliers up while you are gone.**

August is a great time to enjoy the pool area. As a reminder, please do not take glass items to the pool area, try putting that beverage in a plastic cup. Please clean up before you leave. Thanks.