

# Minutes: Wednesday, August 15, 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, Brian Franklin, Becky Forss, Isolde Fuhrmann (Western Condo Management)

Board Members Absent: Chris Blackledge, Paula Verdugo

**Homeowners Present: Residents from #1204, 1210, 1219, 1221, 1222, 1230**

**Next Meeting: Wednesday September 12, 7pm, Pool Area**

### Homeowner & Resident Comments

1. Two residents reported there were strangers (they thought they were the gardeners) in their backyards; and one of the gardeners was constantly on his cell phone and not working.

Steve stated he would talk to the lead gardener and, if not satisfied, then to the owner of the Company, AW Landscaping. RE **1210's** complaint of uninvited entry: Steve thought that perhaps noise from work in the electrical closet on the other side of the wall probably carried into their unit. *(With the power outage later Steve sent an email to the owner stating work was being - done to trouble shoot an electrical outage - more on that below.)*

**#1219** wanted to advise that in the future tree roots on the east of side of their unit might compromise his foundation. Steve will discuss with the Arborist who trim our trees annually.

**#1222** brought up a complaint against a neighbor who is parking in front of their garage. Her concern: emergency vehicles cannot respond in a timely manner if they are blocked. Emergency services have been called twice.

**ALL RESIDENTS:** Please know that the area in front of your garage is not an HOA recognized parking spot, especially for overnight parking. There was some discussion between the two residents and the message was received.

2. **# 1210** attended to respond to the Halloween decoration topic noted in the July minutes. All residents: holiday decorations are fun and serve to add to the ambiance of our community, but they are **not** meant for year-round viewing. Christmas decorations for example should be removed mid to late January ; Halloween, one or two weeks after October 31. When should decorations go up? A reasonable time would be 3 weeks before for a holiday.
3. Assault and Robbery, August 4<sup>th</sup>. . In the early afternoon as she walked to the trash enclosure, one of our residents was assaulted and her wallet was stolen. The assailant was captured soon thereafter and booked by the Glendora PD.
  - a. The board discussed security topics. Previously Becky has proposed the board look at the feasibility of installing access gates for vehicles and pedestrians at the two entrances. She also wanted to know more about employing a full-time security service. There is a concern that our physical layout does not support installation of access gates on the Valley Center side. Brian will check contractor sources and ask them if GGH IV physical space feasible for rolling car gates at both entrances. Steve pointed out that the gates are as good only when closed, but when they open for an authorized vehicle, anyone can walk in. How about a security guard? One of the attendees stated they cost

\$30 an hour and perhaps more for insurance/etc. Steve did some quick calculations using 15 to 20 hours a day. Steve also checked on-line. Unarmed guards with “advanced skills cost \$30 to \$35 per hour. Would 48 owners agree to pay more each month in fees from the present \$290? More discussion planned.

### **Old Business**

1. FHA application matter is still processing for approval. Brian continues to work on the completion of this process.
2. Landscaping Review Committee is on-going. #1219 thought we should wait until the fall or winter before undertaking this project.
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. Arrow Corridor City Remodel. The future will transform underutilized land into “attractive retail spaces and higher density housing”. City of Glendora website at [www.cityofglendora.org/departments-services/planning/arrow-highway-specific-plan](http://www.cityofglendora.org/departments-services/planning/arrow-highway-specific-plan)

### **New Business**

1. Electrical Outage Pool Lights and then Common Area Lighting for the Valley Center side. Sparkling Pools came out and thought they remedied the problem, but that evening all the overhead lighting went out. The circuit breaker and GFI’s were tripped. The electricians we’ve used in the past were unavailable until mid-September. (After a few days of outage, Steve contacted a retired electrician who agreed to restore lighting that nite. He did! With our approval, he installed a sub panel to isolate the 4 circuits tied to the master unit.)
2. Unit 1210 re adding a wooden screen to the HOA’s block wall. She stated she was not handed the HOA’s CC&R’s which is the governing document for all owners and residents. She defended her attachment believing gardeners had jumped over the wall into her backyard. Steve using his cell phone accessed our website: [www.ggh4.org](http://www.ggh4.org) and showed where the CCR’s are located. Steve handed the owner the letter from the board detailing the process for approval. The Board had 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 between yards and backyards are owned by the HOA.
3. (Refer to July ’18 Minutes re Pool Safety and Glass Containers) A board member recently asked a resident and her friends to remove their bottles/glasses from the pool area. Response: rude language. Calm heads prevailed, and items were removed. If you’ve ever stepped on broken glass, you can understand this common-sense rule.

***Owners are reminded to contact the board for review before making any exterior alterations, including and especially solar tiles, outside doors, etc. to the exterior of the unit or their adjacent common area.***

***The board recently learned that the husband of Isolde, our consultant and guiding light since 1985, passed away recently. He was only 60 years old. It’s a tragic loss to her and her family; we offer our condolences.***