

# Minutes: Wednesday, September 12, 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, Paula Verdugo, Chris Blackledge, Western Condo Management – Isolde Fehrmann

Absent: Becky Forss

**Homeowners Present:** 1219, 1228, 1230,

**Next Meeting:** Wednesday, October 17, 2018 7pm, Location: Pool Area

***SPECIAL ANNOUNCEMENT - Isolde has announced that she is retiring at the end of this year. Isolde has been the managing agent for several HOA's in the area, including our neighbor Strawberry Lane. She has been our managing agent since this HOA was formed in 1985. With the passing of her husband, she has decided that she is ready for retirement.***

***The board must locate a replacement. Currently board members and Isolde have suggested the following management companies...Personal Touch in the City of San Dimas or Moller Property Management which in the City of El Monte. We also will be looking at Vintage and Surecare Services. The job includes financial recordkeeping and reporting, managing HOA dues and payment of services, filing mandated financial reports. Typically, board members have coordinated services or have done them, i.e., changing light bulbs, to save money and keep our dues down. 2019 will be an interesting year for the new board and a new managing agent.***

***Do you have a suggestion? Send the board your ideas via [www.ggh4.org](http://www.ggh4.org).***

### **Old Business**

1. *FHA Application*, Brian Franklin is assisting with the process and facilitating required data and forms with the help of a lender service. There new requirements and it's taking more time for this process.
2. The truck that was observed leaking multiple fluids has recently been moved and appears to have undergone some maintenance and clean up by the owner. Board will be monitoring the situation. A special thanks again to all those who have helped previously to abate the parking spaces that were affected by using kitty litter and other materials and methods to remove the liquids from the cement.
3. Overnight parking has again become the focus as numerous vehicles are now blocking areas which would prohibit the free movement of emergency vehicles and residence. Board agrees to initiate the following process as the situation has worsened...*warning and document first offenses and any following violations will result in the towing and impound of the vehicle.*
4. Arrow Highway Specific Plan to establish long term land use and designations for the Arrow Highway project appears to be proceeding as planned by the City of Glendora and adjacent

cities. You can go to their website to obtain more information at

[www.cityofglendora.org/departments-services/planning/arrow-highway-specific-plan](http://www.cityofglendora.org/departments-services/planning/arrow-highway-specific-plan)

5. 1210 placed a wooden addition to the top of the wall at the back of the unit that is adjacent the pool and common areas. This is a violation of the CC&R and will be further addressed with the unit owner as this is an unapproved addition.

## **New Business**

1. The trash enclosure to the rear of the complex has been damaged. The enclosure near the mailboxes will not close properly. A handyman will be brought in to make appropriate repairs and adjustments to all three enclosures.
2. Bees were observed in the wall to the pump room for the pool area...again. A third treatment has been done to the area. No further activity has been observed. Area will continue to be monitored by board and pool maintenance for any return of Bee activity.
3. Resident was recently assaulted by a trespasser within the complex. The assailant on a bicycle was later arrested. It appears the case, unfortunately, has been dropped. Residence are reminded to stay vigilant and report all suspicious activity to the Glendora Police Department, immediately.
4. A possible project to consider placing fencing and access gates for both driveways is currently being reviewed by a contractor who with our physical layout intends to talk to the planning department for the City of Glendora. The east side entrance may be short of the required spacing, but we want to still hear from the people who issue building permits. More to come in the near future as we receive feedback from the City.
5. Concrete repairs are still pending as the contractor/s must be scheduled to obtain a bid.
6. Budget reviews and financial reports. Board wants to mention again, after the last quake where the epicenter was the City of La Verne, that owners should obtain their own earthquake insurance to supplement the current policy which does not cover the interior of the units.

**REMINDERS:** *The Election for a new board is upon us for the month of October, please come to the meeting and bring your ballot if you have not mailed one in already. **Take the time to also come out and give a big thanks to Isolde for all of her hard work and years of dedication to us.***

\*Fall is here! Fall is a great time to open up the house and let some cool air in during the evenings and turn down those air conditioning units. Phew...finally a nice cool breeze. Does anyone miss summer yet? Check your backyard drain to make sure it can handle future rain. Fingers crossed we will see the end of the current drought.

\*\*Time to get out those umbrellas and cold weather jackets to make ready for the rain. Wait a sec this is SoCal...keep your shorts on! Just in case...put those jackets and umbrellas by the front door or in your trunk of your car. Don't forget to check wiper blades and tires for the coming months.

**Time for a check on those fire alarms and carbon monoxide detectors. October 7<sup>th</sup> is the start of National Fire Prevention Safety Week. Check those batteries and test those units periodically throughout the year.**

**Have a Happy and Safe Halloween.**