

Minutes: Wednesday, December 12, 2018

Glendora Garden IV Annual HOA Monthly Meeting

(www.ggh4.org. – website for Glenview Lane addresses only)

Call to order: 7pm, Residence, #1230

Board members present: Steve Thomas, Paula Verdugo, Chris Blackledge, and Isolde Fehrmann of Western Condo Management

Board Members Absent: Becky Forss – moved to Ohio in early December, Brian Franklin

Homeowners Present: Diana and Nick Nicolaou, Scott Campbell

Homeowner/Residents Comments:

1245, Roof Leak coming into the north bath medicine cabinet. *Pending service by Rain Dance.*

1240, plumbing leak from south upstairs bathroom. *Waiting on Plumber assessment and quote.*

Next Meeting: Coordinate timing with Derek from Personal Touch; see coordinate with Board Members. *Tentative of January 8th. Location of meeting will be at 1233, Thomas Residence.*

The Meeting Minutes of the November meeting were approved.

Old Business

1. Overnight parking has again become the focus as numerous vehicles have been observed parked in front of the garages which block areas and prohibit or at least delay the free movement of emergency vehicles and other residence vehicles. *The CCR's, page 12, paragraph 6, covers Parking Restrictions; Use of Garages. Despite warnings parking front of garages has not decreased.* Some attending residents stated there were too many dark areas in our complex. (See paragraph 2 below)
2. FHA Application For Certification for Federal Loans – Brian Announced that our GGH IV application has been approved. The owner of #1205 should be very happy.
3. Concrete repairs. Have been postponed to 2019.
4. Wind Damage downing common area tree in front of #1223. Consulted with the owner. Still waiting on their input for placement of a new tree or shrub.

New Business

1. Vehicle and Pedestrian Gates. Brian reported, the contractor he has been in correspondence with has been meeting with the permit and review staff from the City of Glendora. He is waiting to see if GGH IV may receive approval and proper permits before construction can commence. GGH IV President, Steve Thomas, suggested all owners should be allowed to vote whether to proceed or not with the construction of the entrance gates, because of the significant impacts on HOA expenses, ingress/egress, for the purposes of security.
2. Operation Bright Light - Improvements on nighttime lighting is ongoing, testing phase. Some lights have already been changed out and have produced significant improvement to the

lighting by changing the bulb and altering the light covers to more translucent paneling. Board President is reviewing possible options and costs and he will report back to the board soon.

3. Organic Waste Disposal. Steve discussed a City/State mandated change of how organic waste disposal. Steve spoke with the owner of *A & L Landscaping* regarding this change. NOTE - Athens Waste Services already sorts organic green waste at their factory collection site, ships green waste to its facility in the dessert, and converts it into a usable fertilizer. 90+gallon container for green waste will be supplied and stored in the pool area. When the gardeners finish their work, they will move the container to the street for pickup.
4. We need volunteers who will return the empty container to the pool area. Board is working to determine a designee to remain consistent with returning the container, so it is not left out in the street overnight. Residence are encouraged to get involved and assist at any time, thanks.
5. One unit owner observed, and Steve confirmed, the gardeners have been placing green waste in the Arrow-side trash bins and crowding the bins of green waste. The owner suggested all cuttings/waste should be hauled away by the gardeners. This would be an added cost to labor by the gardener due to hauling and disposal fees, which the board does not approve of at this time. Steve has asked the gardeners to instead place their cuttings/etc. in the bins to the rear of the complex. This has been working well for the last few weeks.
5. Replacing Western Condo Management/Isolde. Isolde Fehrmann is retiring effective December 31, 2018. This is her last meeting of the year and for her career with GGHIV. The board would like to suggest an appropriate gift showing our appreciation for her advice and professionalism that she has provided since 1985. Submit your ideas to the board from our web site: www.ggh4.org and use the "send a message" tool.
6. FHA application Status: APPROVED! We know some of you have been patiently awaiting word of a change in this status and we thank you for your patience. The board thanks Brian for his efforts in seeing this matter through.
7. Just taking a moment to give a big thanks which goes out to the board members who remained diligent in the selection process of the new management company.

These members worked many hours and days to determine the replacement for Western Condo Management. Board members had to conduct various tasks in order to make a selection. These tasks included project research and proposals, telephonic meetings and face to face meeting and interviews and finally a vote with the whole board in order to make a final selection.

8. Effective January 1, 2019, Western Condo Management is no longer to receive your HOA payments. Please refer to the letters that have been mailed at the beginning of January 2019 by the new Management Co. If you have already sent your payments to Isolde do not fret the PO BOX for Western Condo Management will remain open temporarily to redirect/return your payments. The new company is **Personal touch Property Management, Incorporated** which located in the City of San Dimas.

You SHOULD mail your payments to :

Glendora Gardens IV HOA

c/o Personal Touch Property Management

P.O Box 7700

La Verne, CA 91750

You may also consider taking your payment or contacting the new property management by visiting them at: **451 W. Bonita Ave., Suite #7, San Dimas, 91773. This information has been included in the contact letter and payment booklet sent out by Personal Touch Property Management Inc. They have also included a means to pay online. Their contact number is (909) 592-1562 and their fax is (909) 592-6833 or you can email them at info@personaltouchmgmt.com.**

Happy New Year and hope you all have great 2019!