

Minutes: Tuesday, January 8th, 2019

Glendora Garden IV Annual HOA Monthly Meeting

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

Call to order: 7pm, Residence, Thomas, #1233

Board members present: Steve Thomas, Brian Franklin, Diana Nicolaou, Chris Blackledge, Scott Campbell, and Derek McCaulley, Personal Touch Property Management Inc.

Board Members Absent: none

Homeowners Present: none

Homeowner/Residents Comments:

Mr. S. Williams, 1201 reported he has a leak on the south side of his unit. Nicolaou's, #1230, leak on north side near the window of the dining area. Steve coordinated repairs with our roofing repair company. Roof leak south side of #1243 was repaired by RainDance.

Next Meetings: The board agreed that all future meetings will be scheduled on the 2nd Tuesdays of each month, unless a change is announced.

The next meeting will be at 7pm, February 12th, Scott Campbell's unit, #1237

One Board member asked that more information re our new Management Company be included in the December minutes. That information is in the January minutes.

Old Business

1. Overnight Parking in front of garages. This has been viewed by prior boards, and the 2019 board, as parking in a red zone. Each entrance has signs stating that California vehicle codes will be observed. Illegally parked vehicles are potential barriers to other residents and especially emergency vehicles. *The CCR's, page 12, paragraph 6, cover "Parking Restrictions; Use of Garages". Please refer to our HOA website www.ggh4.org – downloads section, for a copy of HOA CC&R's. Garages are for vehicles.* Some garages do not have space for even one vehicle.
 - a. Board members will place warning notices on windshields. We are particularly focused on vehicles *left in front of garages over nite. Towing may result within the guidelines of the law.*
 - b. If the offending party is a renter, the board will consider fines to unit owners.
2. Vehicle Gates Project. Brian stated there is no new information from his source.
3. Concrete repairs. Has been postponed to later in 2019.
4. Glendora Garden IV HOA will participate in the City and State Green Waste Program. Steve has been in contact with A&L Landscaping, our gardening service, re the proper trash receptacle from Athens Waste Disposal Co. Gardeners will move the full green waste container to the street for collection. Board members agreed **to volunteer** to return the container to the pool area.

- a. **All residents:** please do not place anything in the green waste container; it is only for cuttings from gardener activities.
5. Bright Light Project. With the Board's approval, Steve coordinated changing out old florescent lighting on poles in dark areas with brighter LED 100 watt equivalent bulbs (LED bulbs use less energy and have double the working life) and replacing the opaque sun bleached lenses for clear lenses. Targeted areas are brighter at night.
6. Wind Damage downing common area tree in front of #1223. Consulted with the owner. Waiting on their input for placement of a new tree or shrub.

New Business

1. Board Officers for 2019. The board discussed preferences and are pleased to announce the following officers:
 - President, Scott Campbell; Vice President, Brian Franklin; Treasurer, Diana Nicolaou; Secretary, Steve Thomas; Member at Large, Chris Blackledge.
2. New Property Management Company. Board members from 2018 and 2019 reviewed several candidate firms and selected two firms for live interviews. We voted and selected Personal Touch (PT) Property Management Inc. to replace Western Condo Management with the retirement of Isolde Fehrmann.
 - a. Personal Touch is a local firm whose office is in San Dimas at 451 W. Bonita Ave., Suite 7, CA 91750. Their phone number is 909-592-1562.
Mailing address is: Glendora Garden Homes IV - P.O. Box 7758, La Verne, Ca 91750
 - b. They are an experienced property management company with 36 plus clients.
 - c. They use state of the art property management and financial software having monthly fee payment choices, individual "portals" for access by each owner of each HOA, and tracking of service requests by unit number. If you know the Glendora area, they have managed the very attractive Rancho Bougainvillea for several years.
 - d. They have a 24 hour answering service.
 - e. There will be growing pains during the transition as PT sets up bank accounts, with new board signatures, for receiving monthly dues and paying expenses. Our checks will not clear until the new bank account is established. No owner will be subject to late payment penalties in the transition period.
 - f. PT has mailed to each owner introductory information including monthly dues payment instructions. Owners should respond to the questionnaire with their contact information and preferred email address. Once they have your email, they will respond with an invitation to join their on-line portal.
 - g. Isolde is transferring records, handling the end of year reports and filing Federal and State Tax reports. A CPA firm also will audit financial records as part of the transition.
 - h. In accordance with state law, PT will coordinate a reserve study that reviews the condition of our buildings, facilities, like the spa and pool, their expected useful life, finances and other required elements.
3. High Winds Damaging Pool Heating System. On north side of #1243/44, the original contractor installed a series of hoses and black tarps for the purpose of using the sun to

heat water for the pool. Strawberry Lane's HOA pool had one of these installations also. We understand neither installations were functional very long. Sparkling Pools said to install a sun sourced heating system would be too costly. The high winds apparently lifted tarps and hoses off the roof and were hanging off the pool side. Fortunately, a home owner, Ms. Watkins, alerted a board member, Chris Blackledge and after Steve from, off site, could not find help, we asked another home owner, Carlos Verdugo to help remove all the loose elements off the roof. Chris and Carlos SAVED the day for our HOA and should be commended and thanked for their volunteerism.

4. Owners and Residents. As in the past the board hopes that everyone will have a personal stake in keeping our neighborhood in the best condition possible. We hire services, but they are not maids nor janitors. If the HOA wants those kinds of services, expect our monthly dues to increase. If you see something out of place, call a board member. If you see trash left outside the dumpster, put it where it belongs. And to those who leave trash on the ground, feel free to report them to a board member. Your name will be held in confidence.
5. The December Reports were not available to review. Western Condo Management is busy closing out all of their accounts.

GGH IV HOA