

Minutes: Tuesday, September 10th, 2019

Glendora Gardens IV Annual HOA Monthly Meeting

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

Call to order: 7pm, Poolside

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

Board Members Absent: None

Owner/residents: #1216, the owner submitted a suggestion to establish a “permit to park” system for residents of Glendora Gardens IV. Earlier in the year the board reviewed at our neighbor’s parking control system – Strawberry Lane’s HOA. They have a pay to park system to control residents who do not use their garages. At our earlier meeting, we considered the extra effort, administration, money, charging for tags, and bringing in a parking control company for control. We voted to not follow their lead at that meeting. Any vehicle tagging process likely would involve all the topics we had previously discussed and again we voted to not start it. We continue to encourage **all residents** to use their garage space as originally intended - their vehicles and leave outside spaces for our visitors.

Property Management Co. Info: Personal Touch Property Management, 451 W. Bonita Ave, Suite 7, San Dimas CA 91773 (909) 592-1562 www.personaltouchmgmt.com

If you prefer to *mail your monthly dues*, please use the payment voucher with your check, to the following address: *Glendora Gardens IV, PO Box 7700, La Verne, CA 91750*

The August 13th minutes were approved.

NEXT MEETING: Tuesday October 8th, 7p.m., Poolside (weather permitting) The board typically meets the second Tuesday of each month.

OLD BUSINESS

1. **Painting a fresh coat of red paint to all ‘no parking’ curbs.** Scheduled for 18th. Cost \$1650.
2. **Floral Project.** Awaiting cooler temperatures.
3. **New Mailboxes.** Residents had some “learning curve” experiences with the new mailboxes. There were a few complaints, but the overall response has been very favorable. The new boxes have enhanced security locks, thicker walls, and just look a whole better than the old originally installed boxes. Cost \$5,880.
 - a. If you suspect your financial or identity data have been compromised, you can contact the Glendora PD at 626-914-8250. Refer to incident #1921739

NEW BUSINESS

1. **Common Area Fencing Repairs.** The contractor has not given us a specific date but advised PTA that they will be on-site to finish the project before the end of September. All Year Construction and Steve walked the complex on July 16th to discuss the basics of the

project: fix the concrete posts showing cracking. The bid is \$2,345 for 35 posts in the common areas. They will: fill the gaps and cracks using rapid-set concrete and paint to match as best possible. Also 2 more posts at #1227-28 need top caps. The board approved the bid **4-0**.

a. Repairs of backyard fencing between owner yards due to shrubbery or accident. Derek stated that the fencing between owners are the responsibility of the adjacent owners to repair, confirming the policies from past boards.

2. **Drain Curb Replacement – West drainage into Strawberry Lane. PTM** was advised this project will be completed before the end of September. Refer to the August minutes. All Year Construction's bid: \$1,235. Bid approved **4-0**.
3. **Repair broken areas in the red Stamp Concrete. PTM** was advised this project also will be completed before the end of the month. Refer to the August minutes for more details. The bid for \$2,885 was approved 4-0. The project also includes a pressure wash and paint the all red stamped concrete areas where paint has peeled off.
4. **Maintenance – Dumpster Bin Doors.** It is apparent that when Athens is rolling full bins out of the enclosures at times the heavy bin hit one or both doors. It doesn't happen often, but over the year's enclosure doors have been damaged and simply will not close. We have had a local handyman fix the doors, but with the latest incident, he advised that soon doors have to be replaced. He suggested we take a look at Strawberry Lane's solution where they installed bollards to protect the doors. Steve asked their installer to review our site and submit a bid. \$6K seemed steep to board members. **PTM** will have some of their contacts review and submit additional bids.
5. **New Stand for Minutes Distribution.** For the last month's distribution, we used a cardboard box. It was an OK temporary idea, but not in rainy weather. Reviewing options and ideas.
6. **Cars Parked in front of unit. – A Fire Lane Violation.** At the previous meeting the board voted to conduct an "Executive Meeting" with the owner of a car **and** the owner of the unit. **PTM** sent letters to the renter and the owner. At the September meeting only the owner appeared and spoke for the renter. We heard some elements of reasoning from the driver, but the board asked why can't they park in their garage? The board voted **3 – 1** to not fine the owner at this time giving the renter time to change their parking habits. The board had been considering a fine of \$25 to the owner. Fines can be levied as many times as needed. **All Residents:** leaving unattended vehicles parked in front of garages, in the common area driveways, is in violation CCR's and California Vehicle code, and is subject to fines.
7. **Annual HOA Executive Board Elections for 2020.** This year we will have the **election at our November meeting.** Owners: please consider how your talent may enhance the ambiance to our neighborhood. Board members are not paid for their time, but they have the satisfaction of contributing to a great neighborhood. Service can be a bit of a burden at times, but the results are what you see. Nominate yourself or a worthy candidate/s. **PTM** will be mailing nomination forms soon.
8. **Schedule Annual Tree Trimming.** We have a few owners who have requested HOA's trees trimmed away from their units. In addition, the board is looking to remove a tree in the area of the mailboxes to give better visibility to neighbors in case criminals try to break into our mailboxes again. Date to be scheduled.
 - a.** The Board is considering adding more lighting in the mailbox area. One verbal bid received: \$500. **PTM** will canvas their contractors to obtain additional estimates.
9. **Financials.** The board reviewed **PTM's** monthly financial report. The board noted that necessary expenditures are being made for general upkeep and replacements of originally installed items like the roof tiles, mailboxes, painting, and various concrete repairs.