

# Minutes: Tuesday, March 10<sup>th</sup>, 2020

## Glendora Garden Homes IV HOA Monthly Meeting

[www.ggh4.org](http://www.ggh4.org) – website for Glenview Lane addresses only

Call to Order: 7pm, Steve's #1233 (*meeting moved to residence due to inclement weather*)

Board Members present Scott Campbell, Brian Franklin, Diana Nicolaou, Steve Thomas, Chris Blackledge

Property Management: Derek McCaulley, Personal Touch Property Management Inc. (PTPM)  
451 W. Bonita Ave, Suite 7, San Dimas 91773 (909) 592-1562 [www.personaltouchmgmt.com](http://www.personaltouchmgmt.com)

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

The February 11<sup>th</sup> Minutes were approved.

Next Meeting: ~~April 14<sup>th</sup>, 7pm, Poolside~~ Postponed Indefinitely. The board continues to communicate with each other via email or phone. We may try a videoconference meeting in the future.

**DUE TO COVID-19, Coronavirus, local and state leaders have announced restrictions on public gatherings to slow down the spread of this pandemic. There will be no public board meetings. Personal Touch will send via email all financial documents to board members for their review and comment.**

**The swimming pool/spa enclosure will be closed until further notice. To save energy the spa heater is off, however pumps are on to circulate/clean water.**

**ALERT: Cars Broken Into. March 23<sup>rd</sup>, 5:40 AM. One of the unit's door camera filmed the thief smashing the driver's side window and looking for items to steal in the car as well as from the trunk. The thief also broke into another car that early morning and walked away. The video does not show the face of the thief who appeared to be tall and thin and wearing a hooded sweatshirt.**

The video feed was given to the Glendora PD. A community service officer was knocking on doors in the immediate area seeking witnesses. Perhaps our police dept. has enhanced digital software that can freeze a frame to ID the person.

All who park their vehicles outside, please **DO NOT LEAVE ANYTHING** in your vehicle. Any item may have perceived value to the thief, especially mail, like bank and credit card statements which a criminal can convert to identity theft.

**Owner/Resident Comments:** New Owner #1206. Where are the HOA rules? During escrow there is an exchange of information. Keys to the pool area should be transferred from the old owner to the new owner. For your information, [www.ggh4.org](http://www.ggh4.org) contains the HOA rules and bylaws as well as minutes from several previous years.

Philip Kontz, #1208 attended the meeting to find out more about “outside” parking. Too many residents are not using their garages to park at least one vehicle. He has an oversized truck that cannot fit into his garage. Can the board start a tag fee system to park outside, he asked? The board has considered that option but for a HOA of our size the administration might dictate a high fee to operate and enforce that system. That judgement could change in the future, though.

Nick Nicolaou, #1230, joined the meeting out of curiosity. He recently retired from Home Depot. Nick has been a board member in the HOA’s earlier years.

## **Old Business**

1. Status of Owner nonpayment of dues. Past dues have been paid but Scott noticed interest and late fees appeared to be missing from the report. Derek to research.
2. Landscape Improvements. Clearing targeted areas, improving irrigation and planting has started. The original bid of \$2160 was approved 3-0 by board members present plus an email “Yes” from Diana. Board members will ensure all work is complete.
3. Increase Security to Pool Area – Review Ideas and Associated Costs. Exterior Walls. Uninvited non-residents have been entering the pool area. We think they are jumping over the wall. The board is considering increasing the height of the wall and entry gate with iron bars. We have a couple of bids, but the project for now is ON HOLD.
4. Red Pavers. Actually, they are stamped concrete and painted red. Scott noted some were showing signs of wear already. Derek will notify the contractor.

## **New Business**

1. Loud Noises in the Pool Area. The area is closed now. If a resident sees trespassers, please notify a board member or use [www.ggh4.org](http://www.ggh4.org) and click on “contact”. All board members will see your message.
2. Cleaning Out Units Dryer Ducts. It’s been several years since 15 to 20 unit owners had a service clean out their ducts from dust buildup.
  - a. Steve has a bid from the service but due to public shelter restrictions, this project will be on hold.
3. Unattended Cars parked in Front of Garages. The board reviewed and approved sending letters and fines to owners of offending units. Cars cannot be left unattended, especially overnight, in front of garages. This is common area and is part of the driveway and fire lane.
4. Finance. Each board member received a copy of the finance report via email prior to the meeting. Finances appear to be in order.