

# Minutes: Tuesday, August 10, 2021

## Glendora Garden Homes IV HOA Monthly Meeting

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

Call to Order: 7:00 pm, Board Members present: Chris Blackledge, Diana Nicolaou, Steve Thomas, and Paula Verdugo. Absent: Brian Franklin (available by phone). Homeowner Selena Cruz present.

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 follow the instructions on your ticket.

**The July 13, 2021 minutes were approved.** Owners please note: During the COVID-19 Pandemic the HOA Board will conduct monthly board meetings **via internet**. Derek will be the internet host and will communicate meeting pass codes to board members and HOA owners who in advance have requested PTPM for access codes. (we met poolside this month but expect to be back on zoom next month)

*The board continues to communicate with each other via email and/or texting – important topics are included in the agenda and minutes.*

**Next Meeting: Tuesday, September 14, 2021, 7PM via internet or pool area (to be announced)**

### Homeowner Comments

**1. We still have conflicting reports as to how to dispose of large items with Athens. Their reps and the drivers have different stories. Supposedly there is no need to call first. Item just needs to be placed on the curb (Valley Center in front of grass area near the driveway) night before or early morn before 6 am on trash day (Tues and Friday),but this has not always been the case. If at all possible, please place item IN (not outside) one of the trash bins, even if sticking out the top. If you need help please ask a fellow homeowner. Athens will definitely not pick up any items outside the bin, and will not take the**

**bin at all if access with their small trucks is blocked by a large item.**

**2. #1213 asking if whole house water treatment is allowed. Board needs to do more research on this system before making a decision as drainage is into landscaping thru a new hole in exterior wall. Will a permit be needed? Thru the fire wall? What kind of water will be drained?**

**3. Homeowner had concern about her HOA check not being cashed quickly. Due to Personal Choice record keeping and deposits, if your payment is not received by the 20th of the month due, it will show up on your account the first of the following month. Be assured you will be credited for the month it was received even though it is due on the first of the month.**

## **Old Business**

- 1. FHA renewal still pending, almost completed, they needed our new HOA insurance info. They have everything they have asked for.**
- 2. #1229 and #1205 are waiting for termite repair dates to be arranged.**
- 3. Two remaining fire hydrants in complex still need to be painted by the City. The HOA has cleared the area around them, the city should be out soon to repaint. Derek will check with the city.**
- 4. Pool replastering on hold. Derek will communicate with Sparkling pools to arrange a start date hopefully in October. Permits have been paid for (good for 3 years).**
- 5. 3 bollards in back West parking lot reinforced with PVC pipe and reflective tape, at a cost of approx. \$175. (completed)**
- 6. Pool has been opened back up with no mask or distancing restrictions. Please help keep the area clean, pick up after yourselves, and maybe the ones before you? We**

do not have a cleaning service except for the pool itself, so help us out here please!  
Remember no glass or alcohol AT ANY TIME.

7. #1228 wall has been patched from plumbing repairs
8. Derek to check with City of Glendora as to what their plans are regarding inspecting balconies (new State law taking effect 2023)
9. Derek to give estimate for cost of locks for trash areas

## **New Business**

1. City reported to Personal Choice that we have a leak somewhere in the complex somewhere in the area of units 1237-1242. The homeowners have been sent letters asking them to check for any inside leaks, water running, outside leaks. If not found this way, we will need to have a leak detention service out to inspect.
2. We are again asking homeowners to report lights out around the complex. Steve and Chris, on their own time, replace the bulbs but obviously can only tell at night. Please report to a board member or email the HOA to help them with their scheduling of replacement.
3. HOA had a CD mature. Paula and Steve will check out the best deal for our investment.
4. Water in pool is in chemical balance.
5. City, following State Assembly Bill 1826 regarding organic waste, directed Athens to distribute green waste receptacles (with no advance warning to HOA). Law goes into effect January 2022. Board is trying to coordinate where to store them, as pickup will be with Athens on Mondays which is also the day the gardeners would be using them in

**our complex. PLEASE DO NOT PUT ANYTHING IN THESE BINS. THEY ARE FOR GARDENERS USE ONLY. Derek will have laminated signs made for the bins to remind homeowners.**

**5. Financial records for July 2021 appear to be in order. Two homeowners are seriously behind in their dues. One has a lien now placed on their unit and the second has received a letter from our attorney. Homeowners are responsible for all late fees and attorney fees. Our reserve study (required by law) will be performed soon, it is offsite as this time they only review our financial records and reserves.**

**6. We encourage all residents and homeowners to keep an eye out for the safety of all your neighbors. See something, say something, call the Police . Please observe Covid-19 safety measures especially with the new Delta variant.**

**(911 or non emergency # 626-914-8250)**