

Minutes: Tuesday, Sept 14, 2021

Glendora Garden Homes IV HOA Monthly Meeting

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

Call to Order: Zoom meeting, 7:00 pm, Board Members present: Brian Franklin, Diana Nicolaou, Steve Thomas, and Paula Verdugo. Absent: Chris Blackledge.

Homeowners present: #1247 Mr. Marcos and son CJ, #1213 Philip DeVries.

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 If you prefer to mail your monthly HOA dues, please follow the instructions on your ticket.

The August, 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.

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, October 12, 2021, 7PM via internet

Homeowner Comments

1. #1247 Balcony and patio cover has extensive termite damage and wood rot. Homeowner is responsible for all repairs to patio cover as was added by homeowner after initial construction. HOA responsible for balcony repair.

2. #1213 asking if whole house water treatment is allowed. Homeowner will provide additional information before the board makes a decision.

Old Business

- 1. FHA renewal still pending, almost completed, they needed our new HOA insurance info. They have everything they have asked for.**
- 2. Two remaining fire hydrants in complex still need to be painted by the City. The HOA has cleared the area around them, the city needs to repaint. Derek will check again with the city.**
- 3. Pool replastering to hopefully start mid-end of October.**
- 4. Derek to check with City of Glendora as to what their plans are regarding inspecting balconies (new State law taking effect 2023)**
- 5. Derek to give estimate for cost of locks for trash areas**
- 6. Excess water usage , 1237-1242, (per city of Glendora inspectors) has been resolved.**
- 7. #1208 plumbing repairs ... HOA has sent all information insurance company has asked for.**

New Business

- 1. Athens has resolved the issue of state mandated green waste receptacles being picked up. They will be stored in middle trash area and picked up on Mondays.**
- 2. HOA has renewed CD for one year at 3%. Thanks Steve and Paula.**
- 3. #1226 has tree from backyard damaging South facing block wall. Homeowner will be sent a letter stating their responsibility to remove tree/branch and repair wall. HOA will assist, if they wish, with finding person to repair. Remember to keep an eye on your growing**

trees/bushes, any damage to structures/walls caused by homeowners' vegetation is the homeowners responsibility to pay for repairs.

4. #1247 Balcony repair estimate approved at a cost of \$4405. As stated above, patio cover repair is homeowners responsibility.

5. Financial records for August 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 but is now starting to catch up, and will include paying all late fees and attorney fees. Our State mandated review of HOA finances , which will be conducted by an outside licensed accounting firm, will be performed soon. It is offsite , as this time around it is only required they review our financial records and reserves. They will review 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 varint.

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