

# Minutes: Tuesday, October 12, 2021

## Glendora Garden Homes IV HOA Monthly Meeting

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

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

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 September, 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, November 9, 2021, 7 PM via internet**

### Homeowner Comments

1. #1201 owner asked HOA to have gardeners trim the HOA side of hedge to lower height. Steve has talked to Al and his team. Previous homeowners in that area had requested to let hedge grow for more privacy.

### Old Business

1. FHA renewal still pending. They have everything they have asked for. Brian reports they have not responded to his latest messages.

2. Two remaining fire hydrants in complex still need to be painted by the City. The HOA has cleared the area around them as city asked, the city needs to repaint. Derek has left several messages for the city with no response.
3. Pool replastering to hopefully start by end of October. Derek indicated the project should be completed by end of year or beginning of 2022. Depends on timeline of LA County inspectors reviewing each phase of the project.
5. Derek was told by Athens that locks are not allowed on trash areas.
6. #1247 repairs will be completed in a few weeks. Delay due to shortage of skilled workers needed to complete the project. #1229 and #1230 balcony repairs have not been completed. Derek will make contact.
7. #1208 plumbing repairs ... HOA has sent all information insurance company has asked for.
8. #1213 needs to provide additional information regarding water treatment they would like to install and board will review.
9. Bollards in back parking lot are complete.
10. Small leak in womens pool bathroom, we will contact our handyman.

## **New Business**

1. #1226 has tree from backyard damaging South facing block wall. Homeowner was sent a letter stating their responsibility to remove tree/branch and repair wall. HOA will assist, if they wish, with finding person to repair. No response from homeowner, Derek will send out a second notice.
2. As of meeting date, HOA has received zero responses for the nomination of 2022 board. Notice was sent out to all homeowners.

**Board elections and general meeting is set for December 14, 2021.**

**3. Financial records for September 2021 appear to be in order. One homeowner has a lien now placed on their unit for unpaid dues and attorney fees. Our State mandated review of HOA finances by outside source, is complete and all is in order.**

**4. Board discussed the 2022 proposed budget and approved. Board also decided no increase in dues for 2022 mainly due to the saving of over \$7000 by switching HOA insurance carrier. We of course have increased expenses but will be balanced out by the savings in insurance premiums.**

**5. PLEASE DO NOT PLACE TRASH IN THE GREEN WASTE BARRELS. THEY ARE FOR OUR LANDSCAPER'S USE ONLY.**

**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)**