

# Minutes: Tuesday, January 11, 2022

## 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 December 14, 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, February 8, 2022, 7 PM via internet**

**The 2022 board members are as follows:**

<b>President</b>	<b>Steve Thomas</b>
<b>VP</b>	<b>Brian Franklin</b>
<b>Secretary</b>	<b>Diana Nicolaou</b>
<b>Treasurer</b>	<b>Paula Verdugo</b>
<b>Member at Large</b>	<b>Chris Blackledge</b>

**We had a total of only 11 ballots received. Starting in 2022, by law, HOA's will now be able to bypass an election that is**

**uncontested (5 or fewer candidates), and appoint the board, thus enabling the HOA to save both time and your HOA funds needed to carry out the election process. Each year, however, owners will be solicited to submit themselves for the annual election.**

### **Homeowner Comments:**

**none**

### **Old Business**

- 1. #1219 repairs were approved in April, still pending, #1229 backyard repairs completed, still pending balcony repairs and homeowner noticed termites outside upstairs window sill, Morgan will be contacted to inspect, #1233 approved still pending, #1247 repairs complete and homeowner was happy with the work.**
- 2. Gardners have partially trimmed back the front hedge west side on Arrow Hwy. It requires heavier equipment, We will have it trimmed back the next time we have our trees in the complex trimmed (board approved Best Tree Service bid, date to be arranged). Best Tree Service will remove tree #1226 backyard, homeowner to be contacted by board.**
- 3. Board has obtained two estimates for balcony inspections newly required by the State of CA. We have until 2025 to complete inspection and any needed repairs. The inspections are quite costly but hopefully since our HOA has kept on top of needed repairs we will not need much in that regard.**

## **New Business**

- 1. Board approved replacing tree, which was damaged by wind and removed, near #1215. We will contact gardeners for estimate.**
- 2. Board approved Best Tree Service to trim hedge, trees in complex, Steve to contact them to arrange date.**
- 3. As of meeting date, pool has been replastered and refilled. Will be approx 3 weeks for water to be chemically balanced and ready for final inspection. Sparkling Pools had a last minute opening in their schedule and apologized for unexpected noise without advanced warning to surrounding homeowners.**
- 4. Plumbing/concrete repairs are completed outside #1205. (main water leak)**
- 5. Board will consider a Termite maintenance program due to high amount of repairs. Homeowners please be sure to report any problems you see with your balconies or wood in your front or backyard. (added patio covers are homeowners' responsibility)**
- 6. Two homeowners will receive letters regarding parking in front of garages for extended periods of time. Parking in front of garages (fire lane) is prohibited except for short periods of time such as washing car, unloading and must be attended at all times, and subject to fines/towing.**
- 7. Financial records for December 2021 appear to be in order. One unit which had been sent final notice for unpaid HOA dues has**

**made a payment plan, which will include all late fees and attorney fees. An additional unit now has lien placed for non payment of dues. Our State - mandated review of HOA finances by outside source, is complete and all is in order.**

- 8. 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 variants.**

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