

Minutes: Tuesday, February 8, 2022

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: Chris Blackledge, Brian Franklin, Diana Nicolaou, Steve Thomas, and Paula Verdugo. Homeowner Joann Dalmore #1238.

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 January 11, 2022 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, March 8, 2022, 7 PM via internet

Homeowner Comments:

Joann Dalmore #1238 asked about pool furniture. She graciously volunteered to do research to find out approximately what it would cost to restrap some of the furniture in order for board to compare cost of replacing with new.

Old Business

1. #1219 termite repairs completed. #1213 and #1233 are scheduled for repairs, #1229 still pending a date with Morgan Termite.

- 2. Homeowner #1226 will be contacted regarding tree removal and wall repair.**
- 3. Tree replacement near #1215 has been approved and gardeners should be planting sometime next week.**
- 4. Pool renovation is completed and ready for use. Total cost was a little over \$15,000. Please remember to clean up after yourselves, no alcohol or glass. Pool rules are posted on pool gate. The covid pandemic is still with us. At this time the LA County Health Dept. still has virus protocols in place, i.e., one person OR same household family at a time in spa, personal spacing with non household members, etc. Derek will furnish the most recent LA County protocols and we will post in pool area.**
- 5. Board discussed replacing some of the pool furniture and will obtain estimates and ideas. Board will also plan a pool/restroom clean up day to get ready for the warmer weather, as we did last year. Homeowners are welcome to help and the date/time will be posted.**

New Business

- 1. Best tree service to trim trees in complex Friday Feb. 18. PLEASE MOVE YOUR VEHICLES BEFORE 7 AM to the street or in your garage. Best Tree will not trim any trees that have a vehicle under them due to safety and liability issues. If your vehicle causes Best Tree to return another day, homeowner will be responsible for the additional cost. Reminders will be posted and board members will be outside to help enforce.**
- 3. A reminder that homeowners are responsible for maintaining their backyard drains and swales. Please consider coordinating with your neighbors to clear out drains before a possible**

backyard flooding arises due to clogged drains. Also, homeowners are responsible for any damage to HOA common walls that are damaged by trees/vegetation in their backyards.

- 4. Financial records for January 2022 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. HOA financial records have been submitted to an outside accounting firm for preparation of federal and state tax forms.**
- 5. Some homeowners still use the monthly dues payment slips. Personal Touch will be mailing out to all homeowners. They are only a handy reminder to pay your HOA monthly dues. Feel free to keep with the way you prefer to pay your dues. (bank transfer, mail, drop off, pay in advance, etc.)**
- 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 variants.**

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