

Minutes: Tuesday, March 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: Brian Franklin, Diana Nicolaou, Steve Thomas, and Paula Verdugo. Absent Chris Blackledge. Homeowner present 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 February 8, 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, April 12, 2022, 7 PM via internet

Old Business

1. #1219 termite repairs completed. #1229 repairs completed. #1233 still waiting to complete balcony coating as of meeting date.
2. #1226 tree in backyard has been removed during HOA tree trimming at no cost to the owner or HOA. Board will now work on getting estimates to repair block wall caused by homeowner's tree.
3. Tree near #1215 has been replaced/planted by our gardeners and will begin blooming soon.
4. HOA tree trimming was completed at a cost of a bit less than \$3000. Thank you for homeowners cooperation in moving cars, and to our board members and additional

homeowners who assisted in getting all the vehicles moved.

5. Plumbing/cement repairs in common area near #1205 were completed at a cost of \$2686.

6. 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 per 10 square feet (which is approx 50% capacity). Derek will furnish the most recent LA County protocols and we will post in pool area.

7. Board discussed replacing some of the pool furniture and will obtain estimates and ideas. Homeowner Joann Dalmore looked into the cost of repainting and restrapping our current furniture and discovered the cost is very expensive. We will check out replacing some pieces with less expensive furniture from Home Depot or Lowe's. 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. #1236 plumbing and drywall has been repaired, cost \$2900. The leak was under the concrete slab.

2. Board discussed ongoing parking problems. No parking in front of garages unless vehicle is attended such as unloading or washing. Emergency vehicles MUST have access to all units. Letters and possible fines will be sent to homeowners/renters who continue to violate this important safety rule.

- 3. Board discussed the placement of signs in the complex. For sale, political, etc, must be placed inside your unit. They can face out to the complex but must be inside your unit. No placing in any common area (ie outside)**
- 4. Door inside the pool storage/electrical area is severely damaged and warped. We will have our handyman give us an estimate.**
- 5. Financial records for February 2022 appear to be in order. One unit which had been sent final notice for unpaid HOA dues is making regular payments, 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.**
- 6. Some homeowners still use the monthly dues payment slips. Personal Touch has mailed 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.)**
- 7. 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)

