

Minutes: Tuesday, April 12, 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 present Joann Dalmore #1238 and Nick Nicolaou #1230.

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 March 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, May 10, 2022, 7 PM via internet

Homeowner Comments:

- 1. Joann Dalmore has graciously volunteered her time to clean up the pool furniture. The furniture is good quality and sturdy, just extremely discolored. Each chair is taking her 4-5 hours, thank you so much Joann, you are saving the HOA and homeowners hundreds or perhaps thousands of dollars if we had bought new furniture.**
- 2. Scott Campbell #1237, suggested we replace the small tree out on Arrow Hwy that was damaged by car accident a few years ago. Steve will attempt to trim the tree to spruce it up.**

Old Business

- 1. #1233 balcony coating is completed.**
- 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. Water line under concrete to water heater #1236 leak has been repaired. Plumber rerouted water line in wall. HOA was responsible for cost, \$2996.**
- 4. As discussed in above homeowners comments, Joann Dalmore has volunteered to renovate the pool furniture.**
- 5. 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. Lori Grider, #1245 reported termite damage, ground level slider. Derek contacted Morgan Termite and a work order has been placed for inspection. Board will review report.**
- 2. A few Board members and homeowners volunteered their time (and plants...thank you Steve) to plant the dirt area between #1236 and 1237 with succulents and drought resistant plants. We asked our landscapers for an estimate for a drip system in the area so as not to waste water (the area slopes and water runs off). Estimate was approved.**

- 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. If you are selling your unit please have your agent contact Personal Touch Management for guidance as to where for sale signs are allowed to be placed.**

- 4. Door inside the pool storage/electrical area is severely damaged and warped. We will have our handyman give us an estimate.**

- 5. A reminder to save water. Our water usage is already over budget. It is partly because of pool repairs, but we need to find ways to save water. CA is in a severe drought once again. Since units do not have individual water meters, the HOA pays all water bills. The incentive to save water is reduced when homeowners do not see what they are using, or get hit in their wallet directly. Remember HOA costs are covered by your dues, which the board is always trying to keep as low as possible. Please do not rinse off your patios or balconies which over time will cause wood rot and warping. Water your plants with a container, not the hose so water is not dripping off the balcony (water damage is also a HUGE ongoing expense with your dues). Consider replacing your older toilets with low flush/water saving toilets. Check and repair if you have running toilets.**

- 6. Please inspect your balconies and backyard woodwork for**

termite damage, soft spots, holes and notify management company if you see signs of damage.

- 7. Several units report leaking faucets (outside in front walkways). Board discussed repairs, estimates, inspecting all units. Please report to management company if yours is dripping or leaking. Personal Touch will contact contractor to get unit pricing bid for repairs.**
- 8. Spectrum cable boxes near #1211 and #1219 are breaking down and need to be repaired as they are a safety hazard. Spectrum has been contacted.**
- 9. Financial records for March 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.**
- 10. 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.)**
- 11. 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)