

## **Minutes: Tuesday, May 10, 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. 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](http://www.personaltouchmgmt.com)  
If you prefer to mail your monthly HOA dues, please follow the instructions on your ticket.

The April 12, 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, June 14, 2022, 7 PM via internet**

#### **Homeowner Comments:**

- 1. Joann Dalmore #1228 reports balcony termite damage. Morgan Termite will be contacted to give the HOA a repair estimate.**
- 2. #1246 has asked to plant their own flowers in front of unit. This is normally allowed, but Derek will get more info as to exact location, and type of plants. We do not want more water thirsty vegetation.**

## **Old Business**

- 1. #1226 tree in backyard has been removed during HOA tree trimming at no cost to the owner or HOA. HOA received estimate to repair/replace the damaged block wall of over \$12,000. Discussed and on hold for now.**
- 2. #1245 termite repairs have been approved and scheduled.**
- 3. As discussed in April minutes,, Joann Dalmore has volunteered to renovate the pool furniture. She is working hard and so far the completed chairs look great!**
- 4. Board approved Saturday May 21 as pool area cleanup day. Please join us for a few hours starting at 9:30 am. Like last year , we will be scrubbing pool furniture, deep cleaning the restrooms, sweeping out storage areas, etc. in order for all homeowners to better enjoy the pool and spa area.**
- 5. A and L Landscaping will be installing a drip system for the newly planted drought tolerant landscaping in common area near #1236.**
- 6. Steve will remind Fred, our handyman, about replacing the damaged utility/electrical door in pool storage area.**

## **New Business**

- 1. NO PARKING IN FIRE LANES UNLESS YOUR CAR IS ATTENDED SUCH AS WASHING VEHICLE OR LOADING/UNLOADING. A few repeat offenders are again parking for long periods and will now again be contacted and fined. This is a safety issue...emergency vehicles MUST be able to have access to all units. Repeat offenders are subject to towing.**
- 2. Board discussed and obtained estimate to repair outside leaking**

**faucets. Please contact the board if you have a leaky faucet in your front OR back yard. Cost will come down per unit the more we have repaired, along with SAVING WATER AND WATER COSTS which are paid thru our HOA dues. (\$145-\$175 per faucet) depending on # of repairs.**

**3. Insurance renewal (liability, general policy) was received. \$850 annual increase, which, according to Derek and his experience with other HOA's, is extremely low. As of meeting date, we are still awaiting earthquake policy renewal.**

**4. Another reminder... NO DUMPING ITEMS ANYWHERE ON OUR COMMON AREA PROPERTY. This includes the sidewalks on Valley Center and Arrow, mailbox area or outside trash bins. Glass and broken items are also a safety concern, and even if one has good intentions to "recycle" it looks trashy, and attracts outsiders to wander in if they know items may be left out. It also makes more work for your board members and neighbors to dispose and clean up unnecessary mess. Goodwill accepts electronics for recycling, and there are hazardous waste collection days/sites in the area.**

**5. Underwater pool light is out, thank you Chris Blackledge for reporting. Sparkling pools will be contacted.**

**6. 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. More mandatory water saving will be implemented.**

- 7. Please inspect your balconies and backyard woodwork for termite damage, soft spots, holes and notify management company if you see signs of damage.**
- 8. Landscapers have not cleaned growth around lower tree trunks as recommended by our arborist, Best Tree. Steve will remind Al, the owner.**
- 9. Spectrum cable boxes near #1211 and #1219 are breaking down and need to be repaired as they are a safety concern. Spectrum has been contacted and as of meeting date, they were due to be replaced on May 12.**
- 10. Financial records for April 2022 appear to be in order. One unit which had been sent final notice for unpaid HOA dues and was then making regular payments, (which will include all late fees and attorney fees), will now be sent to collections as they have once again stopped payments. An additional unit now has a lien placed for non payment of dues. (foreclosure on hold as we are waiting to see if LA County follows LA City in once again not**

allowing foreclosures at this time).

**11. 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.)**

**12. 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)**