

# Minutes: Tuesday, June 14, 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, 7:09 pm, Board Members present: Chris Blackledge, Brian Franklin, Diana Nicolaou. Absent: Steve Thomas and Paula Verdugo. Homeowner present #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 May 10, 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, July 12, 2022, 7 PM via internet**

### Homeowner Comments:

1. #1214 has requested a replacement pool key, board will replace at a cost of \$25 to homeowner (one allowed per unit)
2. #1210 dryer vent needs to be replaced. HOA will ask our handyman to repair/replace as is HOA common area.
3. #1246 request to add their own flowers in common area is on hold until homeowner clarifies exactly where they would plant and what type of plants (and drought tolerant?)
4. #1202 dues balance issue has been resolved

## **Old Business**

- 1. #1226 tree in backyard has been removed during HOA tree trimming at no cost to the owner or HOA. Wall repair pending additional info.**
- 2. #1245 termite repairs have been completed and HOA awaits bill from Morgan Termite**
- 3. Still awaiting response from landscapers as to trimming around tree roots per Best Tree recommendation.**
- 4. May 21 pool area, furniture, bathroom, storage area cleanup was completed. A big THANK YOU to some of our board members, their family members and additional homeowners for volunteering their time and elbow grease. Unfortunately Joanne's hard work cleaning a few of the chairs was disappointing. After scrubbing for several hours each, the discoloration returned when back in the sun. Board will consider whether to replace or try another method.**
- 5. A and L Landscaping installed a drip system for the newly planted drought tolerant landscaping in common area near #1236.**
- 6. Fred our handyman is working on replacing the door to electrical panel in pool storage area.**
- 7. Please inspect your balconies and outside wood areas for water or termite damage for your unit and report any damage ASAP. Patio covers are the homeowners responsibility.**

## **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. One has been fined for the second time. Repeat offenses will result in increased amount of fines. This is a safety issue...emergency vehicles MUST be able to have access to all units. Recently we had emergency medical vehicles in the complex. Repeat offenders are subject to towing.**
- 2. Board discussed and obtained estimate to repair outside leaking faucets. Please contact the board or Personal Touch 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. Earthquake insurance increased approx 10% (\$2800) annually. We had anticipated this increase and it was included in the HOA budget.**
- 4. Curb is broken/damaged outside of #1241. All Year Construction will be giving us an estimate to repair.**
- 5. Board voted to leave \$25 as the Homeowner's responsibility for a pool replacement key. Only one key per unit. A few years ago we had new keys made. We have a record/signature of all units when**

keys were distributed. A few units never collected their new key so if you do not have a current one please contact Diana (#1230) as she has the records and a few unclaimed keys. It is the responsibility of the homeowner to pass on key to tenants or a new buyer.

6. Pool bathroom walls and floors need to be sanded/painted/minor repairs. We will have our handyman give us an estimate.

7. Board discussed the City of Glendora's new water conservation rules. The gardener has adjusted our timer to comply. **THERE IS NO RINSING OF BALCONIES OR ANY PATIOS OR WALKWAYS AT ALL.** If you wash your car you **MUST** use a shut-off nozzle. Please report if you see any broken sprinklers, runoff, or leaky outside faucets so we can address **ASAP**. We all need to do our part during this severe drought. Be aware of ways to save inside your home also.

8. The board discussed privacy issues regarding HOA minutes and distribution. A homeowner observed a male rummaging in the dumpster near the mailbox while a female was reading our HOA minutes. We have decided to distribute thru email from now on. A notice was placed near the mailbox. Homeowners need to give Personal Touch Management their preferred email in order to receive the minutes and other announcements each month. You can also request for the HOA secretary (Diana N #1230) to hand deliver a copy to your door (or your tenant) if you prefer.

9. Financial records for May 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).**

**10. 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)**