

## Minutes: Tuesday, August 9, 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, Steve Thomas and Paula Verdugo. Homeowner present #1206, #1215, #1238. #1246.

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 June 14, 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, Sept.13, 2022, 7 PM via internet**

#### Homeowner Comments:

- 1.#1246 request to add their own plants in common area was discussed with homeowner and approved.
2. #1208 reports backyard faucet leak
3. #1247 reported pool lock not working, was replaced same day by Barney's, our locksmith, thanks Steve and homeowner for prompt reporting and repair
4. #1201 requesting info relating to the HOA insurance policy. Mortgage companies want to make sure the HOA has adequate insurance coverage for its structures. If a homeowner receives a request from their mortgage company, Personal Choice can

**provide the necessary documents.**

## **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**
- 3. #1238 waiting for Raindance to review the roof and submit their estimate. Morgan Termite can proceed with its portion of repair work.**
- 4. #1210 , Exterior 2nd level dryer duct was repaired by our handyman. \$50 total for materials and labor.**
- 5. Pool utility door closet , handyman removed water damaged lower section and replaced with new, sanded and painted both sides of door. \$196 total for materials and labor. Both pool restroom walls were repaired and painted. Floors were sanded and painted. \$676 total for materials and labor.**
- 6. There was no July Board meeting due to health emergency with a key member.**
  
- 7. 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.**

- 8. 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. Paula, Steve and Diana walked half the complex and will send list to Derek at Personal Choice in order to start repairs. Will be an ongoing project.**
- 9. Curb is broken/damaged outside of #1241. All Year Construction gave \$350 estimate which was approved.**

#### **NEW BUSINESS**

- 1. #1209 reports water not draining, suspect root blockage. B and B plumbing will contact the homeowner and tenant.**
- 2. 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.**
- 3. #1205 requested approval to replace windows and sliders. The board asked for additional info before approving.**
- 4. The board discussed privacy issues regarding HOA minutes and distribution. 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.**

**5. Financial records for July 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). Reserve study required by law and 2023 budget are being worked on.**

**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)**