

Minutes: Tuesday, Sept. 13, 2022

Glendora Garden Homes IV HOA Monthly Meeting

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 #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 August 9, 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, October 11, 2022, 7 PM via internet

Homeowner Comments:

1. Homeowner alerted board of broken sprinkler near West back parking. He made temporary repair. Alerted gardening team to make permanent repair.

Old Business

1. Board discussed status of letter sent to #1226
2. #1210 non-draining backyard swale. Assume has been taken care of.
3. Broken curb #1241 scheduled to be repaired next week
4. #1238 Morgan has contacted homeowner and scheduled Sept. 14 to check.

5. #1232 appears to have dry rot or termite damage on its balcony. Personal Touch will contact Morgan Termite for an inspection.

6. **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. 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 have had emergency medical vehicles in the complex. Repeat offenders are subject to towing.

7. 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 or balcony. 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. Update...repairs scheduled to start on Monday Sept. 26.

8. Remember to conserve water, your HOA dues pay for water and since individual units do not see what they are using it is easy to forget or worse, not care. **NO RINSING OFF BALCONIES OR SIDEWALKS.**

NEW BUSINESS

- 1. #1205 request to upgrade exterior windows was approved. Board discussed details to ensure consistency with color and shape to match all others in complex.**
- 2. Foliage and tree near #1237 was extremely dry. The water was somehow completely turned off. Gardeners corrected and turned back on. The HOA is following all rules pertaining to water usage for the City of Glendora.**
- 3. Athens Waste Hauling has submitted a rate increase to the City of Glendora. There will be a meeting at City Hall on Sept. 27. This will of course be another increase to our operating expenses. Our current \$1915 per month will increase to \$1971 per month (July to July)**
- 4. Speaking of trash, we continue to have a problem with trash being left outside the bins, especially bins near the mailbox and the worst being the one nearest Arrow Hwy. Your neighbors and board members are the ones cleaning up the mess. Be considerate and DO NOT leave anything out that will not fit in the bins. If you have something to “recycle” please donate to charity, items left out make our neighborhood look trashy and invite transients to loiter around looking for goodies. THANK YOU CHRIS BLACKLEDGE for your most recent cleanup.**
- 5. Due to privacy issues, the Board voted to electronically distribute HOA minutes. If you do not have an email on file with Personal Touch, please contact them. If you do not prefer email**

please contact Personal Touch or a board member and we will arrange to deliver printed minutes to you personally.

- 6. Candidates for Board are being mailed out to all homeowners. Please fill out and return to Personal Touch ASAP. Consider donating your time and run for the HOA board.**
- 7. HOA reserve study has been completed for 2023 (required by law yearly on paper, once every 3 years in person) Unfortunately the board will be forced to increase the monthly dues for 2023. We have been able to avoid this for the last few years, but the reserve study recommendations and a small increase in operating expenses such as utilities and insurance, and due to the age of the complex, these projects will happen sooner. Recent inflation and increase in costs of labor and building materials will cause these projects to be more expensive than we currently have budgeted and we need to bring our reserves to the appropriate level. Due to the Board's excellent management of our expenses and keeping the complex in good repair for the last 36 years, we are in good financial shape and have never had to require special assessments to homeowners. Please feel free to join our monthly meetings if you would like to contribute to the discussion in the next few meetings as we decide how much we will need to increase the dues. It is our responsibility to keep our HOA in good financial shape.**
- 8. Derek will check with the Gas Company to see if they will repaint the gas meters, looking shabby.**
- 9. The board will also need to soon get going on the balcony inspections and possible repairs required by new state law. The inspection alone we estimate to be \$19,000 - \$30,000. We would then have 9 months after inspection to complete any necessary**

repairs. We are hoping since we have always kept up with maintaining the balconies, we will not need much.

10. Board discussed the land for sale on Arrow Hwy next to our complex. Derek will try and find out if it has been sold. We are waiting to hear of a public hearing on developing the land.

11. Financial records for August 2022 appear to be in order. Two units have liens placed for non payment of dues. 2023 budget is being worked on.

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)