

# Minutes: Tuesday, October 11, 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 #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 Sept 13, 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, November 8, 2022, 7 PM via internet**

### Homeowner Comments:

**Coyote sighting daytime in the complex. A reminder for your pet's safety please keep them inside unless you are with them, and on a leash.**

### Old Business

1. Backyard swale #1210 clogged, problem resolved
2. Broken curb #1241, should be repaired by Oct. 15, delay due to worker shortage with the company
3. #1238 , \$875 repair estimate was approved. Raindance will coordinate with

homeowner.

4. #1205 new windows were approved, now up to homeowner and their contractor

**5. 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.**

**6. 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. Water on balconies is also contributing to expensive wood rot repairs paid for out of your HOA funds.**

## **NEW BUSINESS**

**1. Leaky faucet repairs have been completed in approx one half of the complex. Paula and Diana will walk the remaining units and check the outside faucets. We again remind you to let the board know if you have a leaky faucet in your backyard in order for us to coordinate repair and access to your backyard.**

- 2. Athens Waste Hauling has submitted a rate increase to the City of Glendora. Our current \$1915 per month will increase to \$1971 per month (July 2022 to July 2023)**
- 3. 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 makes our neighborhood look trashy and invite transients to loiter around looking for goodies.**
- 4. 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.**
- 5. Candidates for Board have been mailed out to all homeowners. Please fill out and return to Personal Touch ASAP. Consider donating your time and run for the HOA board.**
- 6. Arrow Hwy trash gate has a broken latch and will not close. Paula and Carlos Verdugo have spent a lot of time searching for replacement latch which Carlos volunteered to repair at no labor cost. Unable to find the part, Derek will contact Stump Fence to see if they can help find part or come out and repair.**
- 7. New “No parking in Fire Lanes” sign has been ordered.**
- 8. HOA reserve study has been completed for 2023 (required by law yearly on paper, once every 3 years in person)**
- 9. After careful consideration, the board voted unanimously to**

increase the monthly HOA dues by \$50 per month starting Jan. 2023, with an additional increase to be decided in 2024. We asked for homeowner comments or participation in this decision but only one homeowner attended the last meeting. Derek with Personal Choice will include a detailed report along with the budget for 2023 which will be mailed to all homeowners. The dues were last raised 3 years ago by \$10. Due to the board obtaining new insurance for the complex at a lower premium cost we were able to avoid raising the dues and still cover the rising cost of labor and supplies. Due to a new law (Senate Bill 360), passed in CA, all condominium and apartment balconies must be inspected by structural engineers at a cost of \$29,000 - \$40,000 plus cost of repairs. We had no notice that enabled us to budget for this over the last few years. Now we must come up with the money from our reserves, which we need to pay back as the reserves are budgeted for additional expensive repairs in the future such as new roofs, painting, and pool repairs. All HOA's with balconies in CA will be affected. Due to our past HOA boards and their excellent budgeting and financials, we will not be forced to assess each homeowner a large amount for this unexpected expense.

10. Please contact the board if you are interested in having your dryer vents cleaned out. In the past we have obtained a company which gives a lower rate per unit if we have multiple units participating. A good idea to prevent fires. (we had a dryer vent fire up near Arrow Hwy in the past)
11. Board discussed additional fines for continuing to park unattended vehicles in front of their garages. Derek will mail out notices for fines.

- 12. Financial records for Sept 2022 appear to be in order. Two units have liens placed for non payment of dues.**
- 13. 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)**