

Minutes: Tuesday, November 21, 2022*

Glendora Garden Homes IV HOA Monthly Meeting

www.ggh4.org – website for Glenview Lane addresses only

Call to Order: Zoom meeting, 7:00 pm, Board Members present:, Brian Franklin, Diana Nicolaou calling in while on vacation, Steve Thomas. Homeowners present #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

The October 11, 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.

**The board's usual meeting date of November 8th was postponed due to property manager's illness. Minutes prepared by Steve Thomas.*

Annual General Owners' Meeting:

Tuesday, December 13, 2022, 7 PM via internet

Homeowner Comments:

#1238, Asked if there is a date when RainDance will repair the roof.
#1246, Asked re the status of the Morgan Termite inspection of the Unit's balcony. The balcony's flooring also will have to be repaired. Craft Coating will do that work once the termite work is complete. Derek to follow up with vendors.

Old Business

1. #1241, damaged curb status on repair date
2. #1211, backyard fencing showing cracks and damage. Put owner in contact with handyman. Backyard fencing maintenance is the

responsibility of the owner unless it is in the common area.

3. #1213, Morgan Termite Inspection was reviewed. Bid estimates relevant to the HOA were approved - \$950. The interior work and the owner installed outside patio will be the responsibility of the owner. There may be evidence of fungus on the roof. RainDance will have to inspect and submit an estimate for the Board to review.

NEW BUSINESS

1. Leaky faucet repair – water saving maintenance. An outside company repaired approximately ½ the units that the Board inspection team found to be leaking. A date needs to be set to inspect the the remaining units. If you have a faucet that leaks when turned on, either front or back, please alert the board.
2. Athens Waste Hauling sent to each address their new trash hauling rules which are mandated by the State of California. The rules stated in the letter appear to apply to single family homes, not multi family units such as Glendora Garden Homes. We understand the reason for the separation of trash, but the details for HOA's participation remain to be resolved. We will continue to use the trash bins.
3. Disposal of Furniture/Beds. Please put them inside the bins. We've had residents leave items on the sidewalk turning a walkway into disposal area. Our front looks trashy and can be inviting to transients. Further, nearby residents might view our area as a dumping site.
4. Due to privacy issues, the Board voted to electronically distribute HOA minutes. Have you registered your email address with

Personal Touch yet? If you must have a printed copy, please send an email to www.ggh4.org or alert a board member. A printed copy of the minutes will be delivered to you personally.

- 5. The Arrow side entrance lights have been replaced. The glass was broken and beyond repair.**
- 6. The Board inquired with Personal Touch regarding the interest rates offered by our banks. Derek furnished information. We are receiving banking industry rates. Internet banks may look favorable but they can quickly go out of business. We will stay with safe and stable financial institutions.**
- 7. Board Decision re Owner Monthly Dues. We do not take lightly any increases but view having sufficient reserves to pay for maintenance and repairs and to maintain the value of our homes a necessity. Inflation this year has impacted the cost of materials and labor. We have avoided any increase for several years. The professional company that reviewed our reserves has recommended we increase their levels to maintain our property values.**

In addition, the State of California passed a law, SB 326, mandating HOA's to inspect and repair balconies. HOA's must hire a professional architectural company to review a percentage of our units for balcony structural integrity (estimated between \$29,000 and \$40,000), and, if necessary, make repairs – cost unknown. It's a new expense and we will have to establish a new budget/reserve.

The alternative – owner assessments to pay for needed repairs.

- a. Payment slips. Apparently only a few owners are using them. They will be discontinued to save this expense. Many owners are using the Banks' Portal for online payment transfers. One user said the service sends reminders. If you need instructions, contact PTPM.**
- 8. Candidates Forms for your HOA Board were mailed to all owners. To date only 3 candidate forms have been returned, according to Derek. We believe all of the current board members are willing to serve another year. If 5 or fewer candidate forms are returned, we understand the vote will be "via**

acclimation.” As a reminder, board members donate their time and talents to serve the HOA.

9. Arrow Hwy trash gate has a broken latch and will not close. Thank you Paula and Carlos Verdugo attempting to fix the latch. The needed part is not stocked at Home Depot nor Lowes. Derek will contact the original installer, Stump Fencing, to perhaps source the broken part.”
10. The new ”No Parking in Fire Lane signs were installed at both entrances. Please, do not leave unattended vehicles parked in front of your garages.
11. As stated with the October minutes, the professional Reserve Study recommended the HOA have more money in our bank reserves. This money covers the cost of repair and replacement and is needed to maintain the value of our homes. 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.
12. Please contact the board if you are interested in having your dryer vent cleaned out. This is interior maintenance at owner’s expense. 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)
13. Board discussed additional fines for continuing to park unattended vehicles in front of their garages. Derek will mail out notices for fines.
14. Financial records for October 2022 appear to be in order. We are slightly over budget with the utilities. One of the two units in significant due arrears is now on a payment program.

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)**

GGH/VHOA