

Minutes: Tuesday, Jan. 10, 2023

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: Chris Blackledge, Brian Franklin, Diana Nicolaou, Steve Thomas, and Paula Verdugo. Homeowner #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 December 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, February 14, 2023, 7 PM via internet

The 2023 board members are as follows:

President	Steve Thomas
VP	Brian Franklin
Secretary	Diana Nicolaou
Treasurer	Paula Verdugo
Member at Large	Chris Blackledge

Starting in 2022, by law, HOA's are now able to bypass an election that is uncontested (5 or fewer candidates), and

appoint the board, thus enabling the HOA to save both time and your HOA funds needed to carry out the election process. Each year, however, owners will be solicited to submit themselves for the annual election. For the year 2023 board, we had zero additional volunteers other than the previous 2022 board members.

Homeowner Comments:

- 1. Notice was posted by mailbox and emailed to homeowners regarding interest for dryer vent cleanout at homeowners expense. As of meeting date, we had 5 interested (# has increased as of Jan. 20). If you are still interested please contact j.dalmore@yahoo.com ASAP.**
- 2. HOA dues are now \$350 per month. Dues can be mailed or paid online using the Personal Touch portal. If you have any questions regarding your balance or address where to mail contact Personal Touch Management (info at top of this page). In addition, if you would like “payment stubs” you can use to mail in with your dues, Derek will print up a few and they can be picked up at Personal Touch in San Dimas. Recommend you call ahead if interested.**

Old Business

- 1. #1238, underside wood still needs painting after Raindance repairs. Homeowner has volunteered to paint themselves (thank you to homeowner, board will provide paint,**

\$ will be saved on labor). Steve has the needed Oxford Brown paint on hand.

- 2. Please contact Personal Touch if you would like notices and minutes emailed to you. The few homeowners who do not use email are asked to please notify a board member or Personal Touch and we can arrange to get you a printed copy.**
- 3. #1213 and #1245 have been approved for termite repair. Homeowners are to contact Morgan Termite to arrange repair times.**
- 4. Board is still working on repairing the damaged Arrow Hwy trash area gate. Looking for correct brackets, which are not stocked at Home Depot or Lowe's.**
- 5. Diana and Steve walked the complex to check for remaining leaky faucets. They have submitted unit #'s to Personal Touch. Derek will arrange repairs. Please contact Personal Touch or a board member ASAP if you have a leaky backyard faucet.**
- 6. Repeat offenders parking their unattended vehicles in fire lane in front of their garages are continuing to be fined by the HOA.**
- 7. Even with the rains, please continue to conserve water. NO RINSING OFF BALCONIES, SIDEWALKS or runoff from watering your plants or washing cars. Please report any leaky or broken faucets/sprinklers ASAP to Personal Touch.**

New Business

- 1. No one witnessed, only heard crash when Athens knocked off back area trash door/gate, when returning empty bins. Owners in area immediately volunteered to repair the gate the next morning with the only cost to HOA being around \$30 in parts, bought at Home Depot. A big THANK YOU to Chris, Cesar, Paula and Carlos. Also to those who "inspected" the job :)**

- 2. Board will be moving forward this year on State mandated balcony inspections/repairs.**
- 3. Two homeowners with inoperable vehicles will be notified to move them off the property or into their garage. No storing of vehicles allowed.**
- 4. Financial records for December 2022 appear to be in order. One unit which had been sent final notice for unpaid HOA dues has been continuing with arranged payment plan, which includes all late fees and attorney fees. An additional unit has lien placed for non payment of dues.**
- 5. 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.**

(911 or non emergency # 626-914-8250)