

## Minutes: Tuesday, Feb. 14, 2023

### 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 #1238.

Derek Mc Caulley, Personal Touch Property Management.

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 January 10, 2023 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, March 14, 2023, 7 PM via internet**

**The 2023 board members are as follows:**

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

## **OLD Business**

- 1. Notice was posted by mailbox and emailed to homeowners regarding interest for dryer vent cleanout at homeowners expense. We have 16 homeowners signed up at \$89 per unit, and all are scheduled for Saturday Feb. 25, rain or shine.**
- 2. As of Jan. 1, 2023, 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, please contact Personal Touch Management (info at top of this page). In addition, if you prefer “payment stubs” you can use to mail in with your dues, they are available at Personal Touch in San Dimas. Please call before picking up.**
- 3. #1238 homeowner has begun painting the wood left bare after her Raindance repairs. They have generously also paid for the paint which saves the HOA some \$. Thank you!**
- 4. Personal Touch currently has 40 of our 48 units receiving HOA minutes per email. Please ask your neighbors to call Personal Touch if they are not yet on the email list. If someone wants a printed copy instead of email, please notify a board member or Personal Touch and we will be sure to get you a copy each month.**
- 5. Termite work #1213 is complete. Termite inspection #1245 is complete.**
- 6. Status replacing brackets for Arrow Hwy trash enclosure. Board members were not able to find the correct size. Thank you Chris/Paula/Carlos for your time spent hunting. Derek will have All Year Construction complete the repairs and also order extra hinges to keep on hand for future repairs.**
- 7. Package mailboxes are confusing for homeowners and have resulted in several locks no longer working. Derek will check with**

locksmith and Post office to see who is responsible for repair and new locks and renaming the box #'s to make it easier to match box key with correct box.

8. Still awaiting #1229 termite estimate.

## **NEW Business**

1. Awaiting a date for plumbing repairs to outside leaky faucets. If you have a leaky backyard faucet please let a board member or Personal Touch know asap as the board will be covering repair costs in order to save water/water expenses.
2. Repeat offenders parking their unattended vehicles in front of their garages/fire lanes, are continuing to be fined by the HOA.
3. After reviewing several proposals, the Board voted unanimously to hire Focused Inspection Group to start the process of the State of CA **mandated** balcony inspections and repairs. This will be a long process. Homeowners' balconies are randomly chosen by the company for drill/inspection. Homeowners will have plenty of notice if access to their balconies is needed. The inspections will take approx 8 weeks. Then another 8 weeks for the report. Repairs will be arranged after the inspection report is received. Cost for inspection and report will be \$29, 950. This is the main reason the board was forced to raise our HOA dues. Repairs are not included in this amount, that will be determined after the report is received.
4. Tree trimming estimate will be obtained from Best Tree Service. Several homeowners have ivy/Palm trees growing toward the roofs and eaves. They will be asked to trim their plants at their expense. Remember any plants/trees/roots in or from your

**backyards are the homeowner's responsibility to keep under control, whether or not you or a previous owner planted them, and homeowner is also responsible for any damage caused by their plants/trees to HOA common areas (walls, roofs, cement etc)**

- 5. Financial records for January 2023 appear to be in order. One unit which had been sent final notice for unpaid HOA dues has defaulted on their payment plan, which will include all late fees and attorney fees. An additional unit has lien placed for non payment of dues.**

**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)**