

Minutes: Tuesday, March 14, 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 #1216, 1238, 1244 and 1246 along with 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 If you prefer to mail your monthly HOA dues, please follow the instructions on your ticket.

The February 14, 2023 minutes were approved. Owners please note: the HOA Board will continue to 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, April 11, 2023, 7 PM via internet

HOMEOWNERS COMMENTS

- 1. Parking violation in front of unit, leaving unattended vehicle in front of garage for long periods including overnight. The board recognizes parking situation near pool area. There are additional spots almost always open in the West parking lot. We encourage all homeowners to clear out their garages and park AT LEAST one vehicle in the garage to open up spaces. No storing (unmoved or outdated registration or non resident vehicles) allowed in common areas. Idea brought up was homeowners paying**

for additional parking passes (after proof of storing 2 vehicles in your garage, our neighbors at Strawberry Lane currently use this system). Would be additional expense of hiring a company to come in and enforce, which means an additional dues increase.

- 2. Speeding in complex. We have had this problem for years. The speed limit is FIVE MILES PER HOUR. We have animals, young children and elderly in our complex. We have installed several speed bumps over the years. SLOW DOWN!**
- 3. Roof leaks reported see New Business**
- 4. #1246 reports transient issue between their units and on porches. Board and Derek will look into adding lighting in that area.**
- 5. The board reviewed photos taken of problem areas and #1244 owners responded to board questions about work needed to patch small sections of plaster. See below.**

OLD Business

- 1. 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.

- 2. Termite inspection #1245 is complete.**
- 3. 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 contacted All Year Construction to complete the repairs and also ordered 6 extra hinges at \$15 each to keep on hand for future repairs.**
- 4. Package mailboxes are confusing for homeowners and have resulted in several locks no longer working. Derek checked 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. Good news is the post office will relabel and repair as needed at their expense.**
- 5. #1229 termite repairs were approved.**
- 6. #1244 stucco repairs were approved.**
- 7. Thanks again to Joann for coordinating the dryer duct cleaning. It was a success with one homeowner having to be rescheduled for a later date due to their availability. 16 completed, 1 rescheduled.**
- 8. Plumbing/outside leaky faucet repairs have been completed.**
- 9. Repeat offenders parking unattended vehicles in front of their units are continuing to be fined by the HOA. This is a fire lane and emergency vehicles need access to units.**

NEW Business

- 1. Tree trimming is set for Friday March 17. Notices will be posted, all vehicles parked under trees need to be moved by 7 am Friday morning. If your vehicle causes the tree trimmers to return another day for safe access, owner of vehicles not moved will be responsible for additional costs. Update...completed, a few vehicles were not moved, Best Tree had to take more time to work around them so as not to damage the cars or injure themselves. Thank you to those who cooperated. Another great job by Best Tree Service. In addition to posting notices on trees, for the first time the tree trimming alert was sent via email to approximately 40 owners. Owners who have not yet registered their contact email with Personal Touch are encouraged to do so.**
- 2. 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. Update...inspections will begin mid-May. Balconies are chosen by the inspectors at random (site unseen) and notices will be posted on the units that they need access to.

3. Steve and Paula will update signature cards with First Citizens Bank. While there will also check on being sure our savings are in separate accounts of \$250,000 or less in order to be insured (FDIC) in case of bank failures, as well as seeing about a higher interest rate for our savings.
4. The board reviewed financial data from Pacific Premier Bank and CD interest rates. We voted to transfer an amount to a new 12 month CD that is FDIC insured.
5. Steve has a can of Oxford Brown touch up paint for trim and balconies if anyone is in need of a bit. Also, please notify Personal Touch or a board member ASAP if you see evidence of termites such as droppings.
6. Roof leaks reported #1223, 1229,1240 and 1244. Alpha and Omega (our new roofing company) will be contacted. Please be patient most roofing companies, as you can imagine, are a few weeks out for repairs with all our rain.
7. Financial records for February 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. Total of two units now with a lien by our HOA.

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)