

Minutes: Tuesday, April 11, 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 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 March 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, May 9, 2023, 7 PM via internet

HOMEOWNERS COMMENTS

- 1. Some common area lighting out, Steve and Chris to check and replace. Several years ago we replaced the lighting under the front balconies with LED bulbs. Still going strong with 4-5 more projected years of life and \$ saved.**

OLD Business

- 1. Roof leaks reported #1223, 1229 and 1240. Estimates have been obtained or pending. Roofers are backed up for several weeks due to all the rain. Tarps have been placed. Board discussed the cost of partial repairs vs complete complex re-roofing. To be discussed again at next meeting.**
- 2. 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. The back trash enclosure hinges are once again damaged. (trash trucks?)**
- 3. Package mailboxes are confusing for homeowners and have resulted in several locks no longer working. Derek checked with Post office again on April 11 to see when relabeling and repair of locks will be completed. They will “expedite” and hopefully will be completed within 14 days.**
- 4. #1229 termite work is completed.**
- 5. #1244 stucco repair is completed.**
- 6. #1246 balcony deck repair was rain delayed. On schedule in 2 weeks, owner was notified.**
- 7. HOA compliance with CA State balcony inspection Law SB 326 is scheduled to begin on MONDAY MAY 1. Focused Inspection Group will randomly select 18 balconies over garages and 9 additional over patios. Homeowners will have advanced warning. The cost of inspection and report was approved by the board at a cost for this**

phase of \$29, 950.

NEW Business

1. #1218 termites...both balcony repairs have been approved. cost was \$1158. Owner will use personal insurance to pay their portion of the cost.

2. Open area between #1246 and #1247 was discussed for better lighting and security. Our handyman took a look to find a source of electricity for the additional lighting. None was found in the communications closet. We may try solar lights along with an electrician taking a look for ideas. New planting by homeowner was discussed. Something drought tolerant (succulents?) and no cactus.

3. #1210 dead tree was removed by Best Tree Service, we will ask AI, our landscaper for replacement ideas.

4. Financial records for March 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)