

## **Minutes: Tuesday June 13, 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: Brian Franklin, Diana Nicolaou, Steve Thomas, and Paula Verdugo. Absent: Chris Blackledge. Homeowner #1238 present 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](http://www.personaltouchmgmt.com)  
If you prefer to mail your monthly HOA dues, please follow the instructions on your ticket.

The May 9, 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, July 11, 2023, 7 PM via internet**

#### **HOMEOWNERS COMMENTS**

**Spa/hot tub was reported as not working and dirty. Sparkling pools came out and checked. The clock controlling the pump had died and is now replaced. Thank you to homeowners and residents to continue reporting any problems in the pool area to a board member or Personal Touch. Also, PLEASE BE SURE THE GATE IS PULLED SHUT WHEN IN THE POOL AREA OR WHEN LEAVING THE AREA. DO NOT PROP THE DOOR OPEN FOR ANY REASON. Please pick up after yourselves and NO GLASS OR ALCOHOL allowed.**

## **OLD Business**

- 1. Roof leaks reported #1223, 1229, 1240 and 1244. Tarps have been placed and estimates have been obtained or pending on 1223, 1240 and 1244. #1229 repairs are completed. Estimates approved with Alpha and Omega Roofers. Derek has contacted them and also asked for sketches of exact areas they will repair. They are backed up for weeks due to all the rain.**
- 2. Arrow side trash enclosure bracket has been repaired/replaced. We also now have 4 additional hinges which we can use for future repairs.**
- 3. Package/mailbox locks and numbering is resolved.**
- 4. HOA compliance with CA State balcony inspection Law SB 326 first phase/inspection/drilling/camera inspection was completed as scheduled on May 1 and 2. Focused Inspection Group randomly selected 18 balconies over garages and 9 additional over patios. The cost of inspection and report was previously approved by the board at a cost for this phase of \$29, 950. Report is expected to be sent to HOA in 3 months from date of inspection. We will then have 9 months from receipt of report to complete the recommended repairs.**
- 5. Illegal parking in the complex in front of units seems to have improved after board members discussed with several homeowners. PLEASE BE AWARE THERE IS NO STORAGE OF VEHICLES IN THE COMPLEX. IF YOUR CAR IS NOT BEING MOVED REGULARLY AND/OR HAS EXPIRED TAGS IT MUST BE REMOVED FROM THE PARKING/COMMON AREA OR MOVED TO YOUR**

**GARAGE. We have many complaints about limited parking and storing a vehicle is not allowed.**

- 6. Open area between 1246 and 1247 has been approved for homeowner to plant. The board also decided to try solar lighting/motion detectors in that dark area.**
- 7. Dead tree replacement (#1211) on hold until better/cooler weather for new planting.**

## **NEW Business**

- 1. Glass on outside entryway lighting #1239 was found to be broken. Chris removed the glass. The outside fixtures were custom made for the complex in 1986. Board will look around to see what is available for replacement. We may try taking an original fixture from back patio of a unit and see if fits there.**
- 2. Renewal of HOA general and earthquake insurance was discussed. The total increase will be \$9,626 per year, (\$45,805.81 total premium for \$14,489,468 of coverage). Coverage increased due to the higher estimated costs for 100% loss replacement. Our property manager showed us possible insurance costs and the likely effect on monthly HOA dues with 10, 15 and 20 % deductibles. The board voted for a 15% deductible to reduce the impact on monthly dues. We have very few options as many insurance companies have dropped earthquake insurance. We have mentioned this for many years but with increasing replacement costs and owner's responsibility for their portion of HOA deductible, PLEASE consider buying individual earthquake insurance along with your individual homeowners insurance. Be sure it includes LOSS ASSESSMENT COVERAGE. For example, if there is \$2,000,000 in damage to our complex, the HOA's (15% is \$300,000 deductible for this example) deductible is ALL of the homeowners' responsibility. Even if your unit is not involved for repairs, each one of the 48 units would be**

legally responsible for \$6250. Obviously it could be less but probably much much more if the big one hits. Your individual insurance would also have a deductible but would help pay your portion of the assessment. Several board members have earthquake coverage with AAA, but of course you will need to do your research for what is the best coverage for you.

3. **Building Density - Adjacent property on Arrow Hwy was discussed. The vacant 1.7 acre lot was sold last year. The City of Glendora's planning commission sent notices to all households within 2000 feet of the property to announce a proposal to increase possible housing density from 20 to 30 living spaces per acre. Steve, along with one additional homeowner from our complex, attended the city planning commission meeting on June 6 which was open to the public. Steve, as an individual owner of our HOA, asked that the proposal not be approved due to increased density and possible negative impacts to our neighborhood. The Commission passed the proposal. There will likely be a multi story complex, no dates or final plans were announced. The city is mandated by the State of CA to increase "affordable housing". Your HOA board will pass on any additional information as we receive it.**
4. **Please be diligent with reporting any suspicious behavior in our complex to the police. One home out toward Valley Center was unfortunately broken into recently (during daylight). If you are considering a security door please be sure to ALWAYS lock it. We ask that the door matches the dark brown/black color.**
5. **We are very sad to report the passing of long time owner Gus Grabbe. He was a very special friend and neighbor especially to those of us who knew him for these many 30+ years. Thoughts and prayers are with his wife Helen.**
6. **Financial records for May 2023 appear to be in order. One unit which had been sent final notice for unpaid HOA dues and then defaulted on their payment plan, now appears to be back on track, their total owed will include all late fees and attorney fees. Total of**

**two units now have a lien by our HOA. An additional unit has now been given a final notice for unpaid dues before being sent to collections.**

**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)**