

Minutes: Tuesday July 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: Brian Franklin, Chris Blackledge, Diana Nicolaou, Steve Thomas, and Paula Verdugo. 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 If you prefer to mail your monthly HOA dues, please follow the instructions on your ticket.

The June 13, 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, August 8, 2023, 7 PM via internet

HOMEOWNERS COMMENTS

Thank you to homeowners and residents who 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 #1223, 1229, 1240 and 1244 have been completed. Derek will contact roofers and ask them for sketches of exact areas they repaired. Homeowner # 1223 watched the repair process on his unit and questioned the amount of work for the cost. Derek will follow up with roofer.**
- 2. HOA has received a preliminary report following our State of CA mandated balcony inspection. We are still waiting on the final report but unfortunately it does not look good as far as the extent of repairs they are requiring. We will have 9 months to complete all repairs, from the date we receive the final inspection report.**
- 3. Replacement of dead tree removed near #1211 will be postponed until cooler/better planting weather.**
- 4. Bank signature cards appear to be up to date.**
- 5. Open area between 1246 and 1247 has been approved for homeowner to plant. The board continued their discussion regarding solar lighting in that area. Derek will contact, ASAP, Team Lighting who has previously looked at the area to give an estimate and install lighting in that area.**
- 6. Still looking for a replacement light fixture for broken glass outside #1239.**

NEW Business

- 1. 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. (50% increase). Plan includes field adjacent to our property on West and South sides along Arrow Hwy. Will likely be multi story project. The "1211 Arrow Hwy strip mall business' will be replaced with "19 three story apartment units." This includes a 2.7 mile stretch between Valley Center and Barranca. There is another commission meeting on July 18. From what we understand, it is up to the investor whether to build rentals or owner occupied.

- 2. Please note if you pay your HOA dues thru the Personal Touch portal, the company handling the software will start July 30 to charge a fee of \$2.49 to pay electronically thru the portal. Most of these software companies are now charging a fee, Personal Touch is not the one collecting this fee. To avoid this fee you can drop off a check to their office in San Dimas, use bill pay thru your bank or mail in your check. Please contact Personal Choice with any questions and they will walk you through your choices if you would like to choose another option to avoid the fee.**
- 3. Financial records for June 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, are now 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 sent to collections. They will be responsible for all late and additional fees.**

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)

