

Minutes: Monday April 29, 2024

Glendora Gardens 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, Diana Nicolaou, Steve Thomas, Paula Verdugo. Chris Blackledge absent. Homeowner # 1238 and #1220 present along with Derek Mc Caulley with Personal Touch Management.

Property Management: Derek Mc Caulley, Personal Touch Property Management Inc. (PTPM) 451 W. Bonita Ave, Suite 7, San Dimas 91773 (909) 592-1562 www.personaltouchmgmt.com

The March 2024 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: Wednesday May 22, 2024, 7 PM via internet

(Note new 2024 meeting dates, 4th Wednesday of the month)

Please note the scheduled April 24 meeting date was postponed to April 29 due to illness/conflict with date.

Homeowner Comments

- 1. Bee swarm was reported around area of #1221-1222. Homeowner stated as of meeting time, swarm had disappeared, hopeful away from our area.**

OLD Business

- 1. Board discussed replacement of dead tree removed near #1211 along with large bush #1246. We will have Al, our gardner, replace**
- 2. Alpha and Omega roofers have completed roof repair for #1223.**
- 3. #1229 recurring roof leak repair estimate was approved for \$3200. Awaiting repair date.**
- 4. #1231 new roof leak repair estimate was approved for \$4200. Awaiting repair date.**
- 5. Board has received a bid for approx. \$200 per balcony to recoat all decks in the complex. Some units have never had this done to their balconies. In the past, the usual cost has been \$800-900 per balcony. Date still pending as we are waiting for the estimates from the contractors for the major balcony repairs.**
- 6. Parking unattended vehicles in front of garages, red curbs and fire hydrants was again discussed. It is a potential safety hazard which could block emergency vehicles. A few residents are ignoring this mandate. The board has been discussing the possibility of hiring a tow company to randomly check the complex and tow away cars at the vehicle owner's expense. Ongoing discussion.**
- 7. Pending work in mens pool bathroom (changing faucets) Chris, Steve, Nick are volunteering their time and expenses.**
- 8. Best Tree completed their tree trimming in the complex on Monday, April 8. Board members knocked on doors looking for owners of vehicles that had not been moved by 7 am despite notices being posted. One car in the middle parking section was never moved but workers were able to safely work around the vehicle. Best Tree returned a few days later to remove a tree, and trim 2 other backyards, at the homeowners' expense. They were overgrown and a potential hazard to the units' roof/stucco and/or**

their neighbor's. Please be sure to remove any ivy that is growing up the side of your unit or backyard fencing.

- 9. Winds ruined some of the pool furniture and umbrella. We are considering replacements.**

NEW Business

1. Balcony/deck repair estimate for #1238 was approved in the amount of \$3895 with All Year Construction. Homeowner will coordinate repair date.

2. At the March HOA board meeting, \$50,000 repair bid was approved for balcony repairs, as required by CA State Balcony Inspection Law SB 326. (amount we had budgeted for). Personal Choice has since been informed the bid was incorrect. We are expecting new bid of \$96,000 - \$118,000. (#1201, 1205 and 1213 balconies need to be completely rebuilt, and all decks in the complex recoated) Awaiting new bids. Coordination with homeowners/renters will be needed. Details to follow in future.

3. Derek will obtain estimate for repair of leaning sign near Arrow Hwy entrance.

4. Trash enclosures were again discussed. PLEASE DO NOT LEAVE ANY TRASH OR LARGE ITEMS OUTSIDE OF THE BINS. Break down all large items including cardboard boxes. The residents who are leaving their trash out are forcing their neighbors/board members to clean up after

them as they will not be picked up by our trash company. If the dumpsters are out on the street on pickup days, BRING YOUR TRASH OUT LATER WHEN BINS ARE BACK !!! Also, please take the time to break down your boxes/trash in order to allow more room in the bins. Everyone will appreciate your courtesy.

5. Our board President, Steve, and one of our homeowners have been attending city planning meetings and communicating with the builder (Abell Helou Homes Inc), regarding the complex going in on Arrow Hwy which will border our complex. Some of the preliminary stats...up to 58 units have been approved (46 three story townhomes will be built), 119 parking spaces, garages will be allowed to be used for vehicles only, no other storage allowed, EV stations in each garage, 2 driveways out to Arrow Hwy, solar panels, no pool, no security gates. We are of course concerned with increased traffic, and height of walls to be built, including privacy for our homeowners. All homeowners are encouraged to attend the city meetings (notices are mailed out by the city). At the latest City Council meeting, the builder's general plan was approved with one dissent.

6. HOA insurance is current until June 15, 2024. We hope some predictions are wrong, but we are expecting an increase in premiums. Board will wait to see the new premiums, and whether we need to try and obtain lower premiums with a new company. Fingers crossed. The board will seek a balance of your financial security from unplanned events with the HOA's operating budgets.

7. Financial records for March 2024 appear to be in order. Remember monthly HOA dues are now \$380 per month. Please check your balances and contact Personal Choice if you have any questions.

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)