

Minutes: Wednesday, May 22, 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: Chris Blackledge, Brian Franklin, Diana Nicolaou, Steve Thomas, Paula Verdugo. Homeowner # 1238 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 April 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 June 26, 2024, 7 PM via internet

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

Homeowner Comments

none

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.#1229 recurring roof leak repair estimate was approved for \$3200. Awaiting repair date.

3.#1231 new roof leak repair estimate was approved for \$4200. Awaiting repair date.

4. 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. We are anticipating around \$100,000.

5. Parking unattended vehicles in front of garages, red curbs and fire hydrants is an ongoing discussion. 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.

6. Pending work in mens pool bathroom (changing faucets) Chris, Steve, Nick are volunteering their time and expenses.

7. Time and date of pool clean up for summer, by board members and homeowner volunteers to be announced. Diana will coordinate.

8. #1238, \$3895 balcony repair approved. Still awaiting repair date.

9. Residents are continuing to place their trash outside of the trash bins. Please break up your boxes and large items so as not to take up all the room in bins. Please pick up after yourself and do not leave your neighbors to do it. Do not leave items outside the bins that you “think someone may want” such as framed pictures or furniture, DONATE THESE ITEMS TO YOUR FAVORITE CHARITY/THRIFT STORE.

10. Leaning sign near Arrow Hwy has been repaired.

11. Small green area on Arrow Hwy has been ceded to Edison to perform stabilizing measures to the power pole and line , needed to support new apartment building across the street. Since the HOA board meeting, residents have received notices that power will be turned off Friday June 7, they gave a time frame of 1-10 am. Residents should be aware they may not be able to open their garage doors on Friday morning. Please make plans, if needed, to park your needed vehicle in one of the marked parking spaces in the complex. Be sure your cell phones and computers are charged beforehand.

12. No new information regarding Arrow Hwy new construction.

NEW Business

- 1. Unfamiliar vehicle was seen dumping trash in our back trash bin. We believe it was a non resident using our bins.**
- 2. #1223 inside repairs approved, damage caused by roofers delay/failed repair work.**
- 3. HOA received our insurance renewal proposals. Our general/liability insurance has increased approx \$3000 annually. Earthquake also \$3000 increase annually. Derek has informed us we are looking at a reasonable increase compared to other complexes he manages. Board will consider whether to increase the earthquake deductible from 15% to 20% in order to save \$ on premiums, but would also increase the amount homeowners would be assessed in the case of a claim. The board will vote and decide by the June 15 deadline.**
- 4. We have discussed this many times, but always good to review. It is very important that homeowners seriously consider carrying their own earthquake insurance. In the event of earthquake damage in our complex, EVERY HOMEOWNER WILL BE LEGALLY RESPONSIBLE FOR 1/48 OF THE HOA DEDUCTIBLE. For an example, if we have \$3,000,000 in covered damage, (this may or may not include your unit, nevertheless all homeowners will still be responsible) deductible will be 15% (\$450,000), each homeowner will be responsible for paying \$9375. Obviously, depending on damage, the amount could be much more or less. Your own insurance (be sure you have assessment coverage), would cover your assessment (less your own deductible). Please check with your insurance agent for coverage and details.**
- 5. Derek will ask Kodiak Construction for an estimate on our balcony repairs. Strawberry Lane next door has been using them for some**

time.

6. HOA has used \$18,450 of our reserves in the last 12 months for balcony and roof repairs. We are facing \$100,000 plus in State mandated balcony inspections and repairs. Glendora water rates have been increased 28% for 2024. Your board members are doing everything we can to keep expenses within budget to avoid another increase in monthly HOA dues for 2025.
7. Financial records for April 2024 appear to be in order.

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)