

# Minutes: Wednesday, June 26, 2024

## Glendora Gardens 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: Chris Blackledge, Brian Franklin, Diana Nicolaou, Steve Thomas, Paula Verdugo. Homeowner # 1215,1220 and 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](http://www.personaltouchmgmt.com)

The May 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 July 24, 2024, 7 PM via internet  
(Note new 2024 meeting dates, 4th Wed of the month)**

### Homeowner Comments

- 1. Beehives reported between 1219-1222**
- 2. Roaches reported in area of back West trash enclosure and neighboring units**

**OLD Business**

- 1. #1229 and 1231 roof repairs are completed. According to #1229 homeowner there seems to be a discrepancy between area noted on estimate to be worked on, and what was actually completed. Derek will check when the statement arrives from Alpha Omega roofers and contact them if we have any questions. We also would like them to perform a water test before rains arrive again.**
- 2. Still awaiting balcony repair estimates. We are hoping to receive another by the July HOA meeting. At this time we have one repair estimate.**
- 3. #1238 still awaiting repair date for their balcony. \$3896 bid was approved with All Year Construction.**
- 4. Mens restroom fixture has been replaced at no cost to the HOA. Board members and homeowners volunteered their time and talents. Fixture was donated by a board member.**
- 5. Edison has completed their repairs on Arrow Hwy in front of our complex. Power was off to entire complex for approx 12 hours. No complaints or problems were noted. Awaiting our landscaping of small area near driveway at no cost to the HOA.**
- 6. No new information regarding new complex to be constructed on Arrow Hwy next door to Glenview Lane.**

## **NEW Business**

- 1. Date to be set for summer clean up of pool area. (Since the June meeting, board members have deep cleaned the restrooms, swept/cleaned up storage areas, etc.) A new umbrella was installed (donated by a board member), and several worn chairs were discarded. Brian Franklin, board member, will be picking up old paint that had accumulated in pool storage area and will take to the appropriate hazardous waste disposal. Board will discuss**

the condition of the spa plaster at the next meeting.

2. **Beehive was inspected by All Valley Bee Removal (\$150 for emergency inspection). Estimate for \$750 was approved by the board to remove and repair stucco (bees are inside the stucco between # 1219-1222), and remove the hive. HOA will be responsible for final repainting of the area. Steve to check with Fred, our handyman for his quote.**
3. **Cockroaches were reported near the back West area trash bins and neighboring units. Derek will ask our pest control company (they currently set and check rodent traps monthly around the complex) to spray the areas. PLEASE HELP US OUT AND PICK UP ANY TRASH YOU SEE ON THE GROUND around the trash bins. Trash along with the warm weather will only contribute to the pest problem. We are aware we have transients coming into the complex to dumpster dive and are contributing to the problem. Please call the police if you see anything.**
4. **2 vehicles were recently broken into on Strawberry Lane (just beyond our West back wall). Please do not leave anything in your vehicles to tempt these criminals.**
5. **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 voted to not increase the earthquake deductible from 15% to 20% in order to save \$ on premiums, as this would also increase the amount homeowners would be assessed in the case of a claim.**
6. **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, along with any**

**damage to the interior of their unit. 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.**

- 7. Athens and green waste bins were discussed. We are being charged \$350 per month for the bins (and they are not being used or collected). January 2025 is the deadline for compliance. Having homeowners cooperate with a green waste disposal will be at the least, a nightmare. Also problems with how Athens will collect and return the bins.**
- 8. Board will look into and discuss our CCR's and see what we can figure out about what is allowed on balconies. In the past we have allowed roll up blinds that match the brown color of the complex and kept in good repair. Balconies also need to be kept neat and uncluttered. We have had several complaints and units brought to our attention.**
- 9. Financial records for May 2024 appear to be in order. As a positive note, more than \$6000 was collected in interest with our bank CD.**

**We encourage all residents and homeowners to keep an eye out for the safety of all your neighbors. See something, say something, call the Glendora Police Department.**

**(911 or non emergency # 626-914-8250)**