

Minutes: Wednesday, July 24, 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. Absent Chris Blackledge. Homeowners #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

The June 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 August 28, 2024, 7 PM via internet
(Note new 2024 meeting dates, 4th Wed of the month)**

Homeowners Comments

- 1. Parking, how are violations being dealt with? Day and night, fire lanes are being blocked.**
- 2. #1220 reports possible balcony damage/repairs needed on his balcony. Wood rot or termites? Derek at Personal Touch will have Morgan Termite arrange an inspection.**

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 spoke with roofing company and they stated they completed what was on the work order. One year warranty.**
- 2. Still awaiting balcony repair estimates. We are hoping for an estimate soon from WC Construction. They are a well known company based in San Dimas, and have just completed a large job for Raging Waters.**
- 3. #1238 still awaiting repair date for their balcony. \$3896 bid was approved with All Year Construction. 2-3 more weeks.**
- 4. 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.**
- 5. Tree has been replaced near #1211.**
- 6. Pool area was cleaned up per board volunteers. Bathrooms deep cleaned, sweeping storage areas, trash, old paint cans recycled properly. PLEASE HELP US KEEP THE AREA CLEAN AND PICKED UP. NO GLASS IN THE POOL AREA PER THE COUNTY HEALTH DEPT. Board members are keeping an eye on water levels and clean up but please report any problems you note to a board member or Personal Touch. Repair costs are always cheaper when taken care of early.**
- 7. Beehive was removed #1221-1222. Handyman will be repainting the stucco.**
- 8. Last month cockroaches were reported in the complex especially around the trash bins. Our monthly exterminator has sprayed**

around the complex along with baiting and checking rodent traps.

NEW Business

- 1. Trash enclosure by Arrow Highway was discovered one early morning with door damaged and on the ground. Handyman has repaired.**
- 2. Ongoing discussion of our CCR's and 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 from homeowners brought to our attention. Several letters have gone out to residents regarding parking and balconies.**
- 3. Paula and Steve walked the complex with the developer of the lot on Arrow Hwy adjacent to our property. He was very friendly and helpful with Steve and Paula. Apparently he is planning a 6 foot wall bordering our complex. This will back up to their guest parking. The city has so far not allowed him to tear down the old structures on the property which are attracting transients.**
- 4. Our water usage is over budget. Since each unit was built without individual meters, homeowners are not able to track their water usage. Please be aware of any leaks, including running toilets or small leaks in your unit and promptly make the repairs. No rinsing off balconies, and be sure to not let the water run while washing your car. The water bill is paid by your HOA dues.**
- 5. Financial records for June 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 Glendora Police Department.

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