

# Minutes: Wednesday, August 28, 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. Absent Paula Verdugo. 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](http://www.personaltouchmgmt.com)

The July 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 September 25, 2024, 7 PM via internet**

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

### Homeowners Comments

- 1. #1219-1220 homeowners requested approval to place rain gutters between their units, to drain West to driveway area. Also discussed blockage of their yard drains between**

**#1219-1222. This is the homeowners responsibility which #1219-1220 are aware and will try to find the blockage. The rain gutters and their design was approved, at the Homeowner's expense/responsibility.**

- 2. Residents noticed pool furniture piled up near the northeast corner, possibly used by non residents to enter the pool area from behind the vacant building on Arrow Hwy. Two homeowners recently politely questioned and escorted 2 people out of the pool area when they were unable to provide a unit # and stated they had entered because the pool gate was unlocked (the door closes and locks automatically) they also had backpacks, lunch and bikes with them.**

#### **OLD Business**

- 1. Still awaiting balcony repair estimates. We are hoping for an estimate soon from WC Construction, Kodiak Construction, and All Year Construction.**
- 2. #1238 has a balcony repair date set for Sept. 3. \$3896 bid was previously approved with All Year Construction.**
- 3. Edison has completed their repairs on Arrow Hwy in front of our complex. Awaiting our landscaping of small area near driveway at no cost to the HOA.**
- 4. Beehive was removed #1221-1222 from inside their north wall and the hole was patched by the bee service. Handyman Fred has repainted the stucco. He also noted debris and vegetation growing from the rain gutter along #1222 (homeowner responsibility)**
- 5. 2 months ago 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. It seems to have helped. Especially with the hot weather, please be sure to place all your trash **INSIDE** the trash bins. Trash left outside of the bins will attract rodents and insects. (and places the responsibility of cleaning up to your neighbors). Athens will **NOT** pick up anything left outside of the bins.

6. Several letters went out to homeowners regarding parking violations and unsightly balconies. The board will follow up and take further action if needed.
7. All roof repairs seem to be completed at this time. There is a question regarding #1236 roof repairs completed or not? Derek will check into it.

## **NEW Business**

1. #1213-1214 reported water leaks in common wall. Plumber was sent out by Personal Touch for an estimate. They completed the repairs the same day without the permission of the HOA board. Derek from Personal Touch sent out another company to check the repairs and give an estimate of what they would have charged us. Based on the 2 estimates, Derek was able to decrease the repair amount by half. We feel we paid a fair amount. Any expenditure of HOA funds for common area repairs must be reviewed and approved by the board before any work is started. Personnel Choice coordinates the work.
2. Adjacent property on Arrow Hwy was again discussed. Derek will send a letter to the City of Glendora requesting they allow the developer to tear down the vacant buildings. (developer wants to, City has not approved). The vacant structures are attracting the homeless who are also using our property to access that area.

- 3. Pool area (as reported in homeowner comments) was discussed. Chris (board member) and another homeowner escorted 2 non residents from the area a few weeks ago. Please call the police (non emergency #) if you see anyone climbing over any of the walls or gates to/from the pool area, or anyone who seems to not live here (let the police decide how to handle it). The board discussed possible ways to better secure the walls. We have added wrought iron to the tops of some of the walls, but this is an expensive project to continue. We discussed “shepherd’s hooks” and extending the height of the wall on the East side. The owner of the vacant building and the police are aware people have been inside the vacant building on Valley Center that backs up to the pool area. Hopefully the owner will be reinforcing the gates and fences. Several of our homeowners are considering placing motion detection lighting on their balconies that face the problem area. The board wants residents who use the pool area to feel comfortable and safe.**
- 4. Device to autofill the pool and spa was discussed in order to save water, protect our pool equipment when water goes too low, and save time for the board members who constantly need to monitor the levels. Derek will obtain an estimate.**
- 5. Financial records for July 2024 appear to be in order. Our state mandated reserve study should be ready by our Sept. meeting. Board will be discussing the 2025 budget and whether we will need to raise the monthly HOA dues.**

**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)**

