

# Minutes: Wed, September 25, 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 1238 present along with Derek Mc Caulley from 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 August 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 October 23, 2024, 7 PM via internet  
(Note 2024 meeting dates, 4th Wed of the month)**

**Please note: Due to the Thanksgiving and Christmas Holiday, we will be combining the Nov. and Dec. meetings into one early December date, to be announced.**

### Homeowners Comments

none

### OLD Business

- 1. Still awaiting balcony repair estimates, required by the State of CA SB 32. We are hoping for an estimate soon from WC Construction, Kodiak Construction, and All Year Construction.**
- 2. #1238 balcony repair has been completed by All Year Construction. \$3895 bid was previously approved. Homeowner stated she is very satisfied with the work. Wood needs a little paint touch ups, Derek will ask All Year Construction to return.**
- 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. A few 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. No additional sightings have been reported.**
- 5. Device to autofill the pool and spa will be discussed in the future. Several times, due to evaporation, the pool and spa water levels dropped too low, potentially compromising our pool and spa pumps.**

## **NEW Business**

- 1. Adjacent properties on Arrow Hwy and Valley Center were again discussed. Public Nuisance letter was sent by Chris Blackledge on behalf of our HOA, to the City of Glendora /Glendora Police Department, reporting current issues with squatting and trespassing. Chris also spoke with some of the local developers and property owners and the representative from the Glendora Police Department's Community Impact Team, all of whom are working a coordinated effort to curtail the current issues with the surrounding vacant properties. One property owner/developer**

has attended the most recent city meeting on the behalf of the surrounding properties to express our current concerns and have an expedited effort brought before the City Council to issue permits to demolish the vacant buildings. Glendora PD recently removed several squatters from the buildings located at or near 1215 E. Arrow Hwy. "No trespassing" signs are posted and residents of GlenviewLane are encouraged (especially by the Glendora PD Community Impact Team) to report to the Police Dept (contact 626-914-8250 and report to dispatch) ANY illegal activities observed on or around the vacant properties as this will better assist their team in getting more logistical information, tools and assistance to better address the ongoing problem. They can't help us if they don't know about it so if you see something please say something. A new Trespass/602 letter is being filed with Glendora PD which gives the PD the authority to warn and arrest, if necessary, trespassers on our Glenview Lane property, Chris has volunteered to appear in court, if needed, on behalf of our HOA, Glendora Garden IV. Further efforts will be coordinated with the PD to update our trespass and other regulatory entrance signs that will be necessary in the effort of enforcement by the PD.

2. Possibility of neighborhood watch meeting with Glendora PD, Community Service Officer, was discussed.
3. Pool area security again discussed. Derek is waiting on estimates for securing/building up the East wall of the pool area. It is reported by a homeowner near our pool area that the power to the vacant building behind our pool has been cut off, hopefully to discourage squatters in that building.
4. FHA status expires at the end of 2024. Brian will work with our contact who helped us with the last renewal.
5. There were a dozen emergency vehicles one evening at the West end of the complex a few weeks ago. Thankfully we had no

**vehicles blocking their access by cars parked in front of garages and restricted areas. We are again reminding everyone this is the reason parking in the fire lanes is not allowed.**

- 6. #1222 reports wood/termite damage. Repair estimate is \$950 + \$450.**
- 7. Old pool chemicals are stored in the pool storage area. We will check with Sparkling Pools to see if they can be disposed of.**
- 8. Spa on/off switch was approved to be replaced at a cost of \$633.**
- 9. 2025 HOA Budget was discussed. Derek reports water budget will increase by \$5000 per year, Insurance will increase \$14,000 per year. The board will discuss at the October meeting, whether we will need to increase the HOA monthly dues. Our State mandated reserve study will be available by next meeting. We will take the recommendations into consideration in making our decision.**
- 10. Financial records for August 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)**