

Minutes: Tuesday August 8, 2023

Glendora Garden Homes 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, Chris Blackledge, Diana Nicolaou, Steve Thomas, and Paula Verdugo. Homeowner #1238 present along with Derek Mc Caulley, and Tracy from Personal Touch Property 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 If you prefer to mail your monthly HOA dues, please follow the instructions on your ticket.

The July 11, 2023 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: Tuesday, September 12, 2023, 7 PM via internet

OLD Business

1. Roof repairs have been completed. Homeowner # 1223 watched the repair process on his unit and questioned the amount of work for the cost. The actual statement sent for the repair was \$2500 instead of the original estimate of \$5500.

- 2. Replacement of dead tree removed near #1211 will be postponed until cooler/better planting weather.**
- 3. Open area between 1246 and 1247 has a history of trespassers. The area has been approved for homeowner to plant. The board also approved 4-1 to proceed with Team Lighting Services' estimate for lighting (connected to HOA power) in that area. They presented 2 options. The one we chose is not to exceed \$900. Derek will contact them to proceed asap.**
- 4. One of our homeowners attended the July 18 Glendora city planning commission's meeting. There is a property west of Glenview Lane, on Arrow Hwy, (1115 Arrow Hwy) which was unanimously (5-0) approved to build 19 rental units with balconies, 3 stories (height 45') with an additional rooftop BBQ and patio area. They were asked and admitted these units will be looking directly down on some of the Strawberry Lane units. They will all be rentals, at market rate. Not homeowner occupied, and not low income. One driveway to enter and exit. We will be waiting to see what is planned and approved for the lot adjacent to our properties. Our homeowner is planning on attending future planning meetings and will keep the board posted.**
- 5. Please be aware if you pay your HOA dues thru the Personal Touch portal, the company handling the software started July 30 charging a fee of \$2.49 to pay electronically thru the portal. Most of these software companies are now charging a fee, Personal Touch is not the one collecting this fee. To avoid this fee you can drop off a check to their office in San Dimas, use bill pay thru your bank or mail in your check. Please contact Personal Choice with any questions and they will walk you through your choices if you would like to choose another option to avoid the fee.**
- 6. Still searching for a replacement (1986) of #1239 broken wall sconce. We had a homeowner suggestion that all sconces in the complex need to be updated. Board will discuss next year as we**

have unexpected expenses for 2023/2024 which may impact our monthly dues and 2024 budget.

NEW Business

- 1. Termite estimate #1215, common area, approved for repairs. Interior treatment is homeowner's responsibility. Board will look into possible inspection/maintenance/repair agreement with a termite company.**
- 2. One of the new required pool signs has been purchased and placed at the entrance. Thank you Chris. We are awaiting the complete LA County inspection report of the pool area. We will ask Sparkling Pools for a price on any other new required pool signs or corrections recommended in the report.**
- 3. Board has received a detailed thorough final report following the structural inspection of randomly chosen balconies (by the inspectors, not the HOA). Unfortunately all the inspected balconies need repairs, which is disappointing, since the board has always followed through with reported problems and recommended repairs. Derek will contact several companies for estimates. We have 9 months to complete all recommended repairs. We will also obtain an estimate to recoat all balconies in the complex as all inspected balconies showed signs of water intrusion on the underside.**
- 4. HOA meeting will remain for now as the second Tuesday of the month.**
- 5. Financial records for July 2023 appear to be in order. One unit which had been sent final notice for unpaid HOA dues and then defaulted on their payment plan, is now back on track, their total owed will include all late fees and attorney fees. Total of two units now have a lien by our HOA. An additional unit has now**

been sent to collections. They will all be responsible for all late and legal fees.

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)