

## **Minutes: Wednesday, Feb. 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: Diana Nicolaou, Steve Thomas, Paula Verdugo, and Brian Franklin. Chris Blackledge absent. Homeowner #1215 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 December 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: Wednesday March 27, 2024, 7 PM via internet  
(Note new meeting date, 4th Wednesday of the month)**

#### **Homeowner Comments**

- 1. Homeowner asked if there will be a HOA dues increase for 2025. It is impossible to know this early in the year. Typically around October the board starts discussing the budget for the next year based on past and projected expenses/income.**
- 2. #1223 and #1229 have current roof leaks. Repairs were made in the recent past, still leaking with new storm. Tarps were placed by roofers. Board will seek estimates by**

**several roofers to repair/replace ASAP, if Alpha Omega does not respond shortly.**

- 3. #1219 - #1222 had their backyard drains backed up from recent storm. Please check your drains for debris, this is a homeowners responsibility for damage/expenses. Homeowners may want to coordinate with their neighbors (4 connected units) to snake the drain. HOA will try and obtain the original city building plans to see exactly where the drains are located and where the natural elevations are for drainage. Homes on the West side of the Arrow entrance should drain towards the West to the open drainage spillway out to Arrow Hwy.**
- 4. #1243 wall adjoining pool /parking area needs repair. Derek will get an estimate. We will also ask Best Tree's opinion on treating/removing tree roots in that area.**
- 5. #1238 reports underside of balcony stucco and wood needs repair. Derek will ask All Year Construction for an estimate, and whether the repairs are an urgent/safety issue or if they can wait until we repair additional balconies in the complex.**

## **OLD Business**

- 1. January HOA meeting was postponed until Feb 28 due to Personal Touch emergency**

- 2. Board discussed replacement of dead tree removed near #1211 along with large bush #1246. Board voted to replace with crepe myrtle, we will ask our landscapers for an estimate.**
- 3. #1231 reports roof leak. Board voted to approve estimate for repair of \$4200.**
- 4. #1229 recurring roof leak estimate was approved for \$3200.**
- 5. Alpha Omega Roofing reinspected #1223 due to several recurring leaks. The Board is awaiting its report and estimate for future repairs.**
- 6. Board has received a bid for approx. \$200 per balcony to recoat all decks in the complex. Some units have never had this done to their balconies. In the past, the usual cost has been \$800-900 per balcony. Still pending as we are still waiting for the estimates from the contractors for the major balcony repair work per our State mandated balcony inspections. Personal Choice is having a hard time getting companies to give us proposals for repair, even though this is required by the State of CA.**
- 7. So CA Edison has acquired land rights from our complex along Arrow Hwy, West of the entrance, for an electric pole modification pertaining to power access across the street for the new apartments. The board had been advised that if we did not approve the transfer, Edison could easily obtain a court order. Their work will likely damage our landscaping in that area. In a friendly discussion, we have hopefully gained a commitment for new landscaping in that area at JB Development's expense.**
- 8. Mail theft reported in past minutes. Personal Touch will give homeowners a copy of police report if requested. Please monitor your mail/payments, and it is always a good idea to try and pick up your mail daily. The post office has installed new master locks as it seems to have been an inside job (post office employee?)**

## **NEW Business**

- 1. Personal Touch once again received communication only from the present HOA board members volunteering for the board, no other response from Homeowners. Board positions will be the same as last year. President Steve Thomas, VP Brian Franklin, Secretary Diana Nicolaou, Treasurer Paula Verdugo, member at large, Chris Blackledge. Per CA state law, since we had only 5 volunteers, the HOA does not have to go thru the time and expense of an election. Thank you to all who volunteered, and also to the silent volunteers who step up when we need help with small jobs around the complex, thus helping to reduce HOA expenses.**
- 2. We have recently had several 911 calls in our complex. A few residents continue to park in the fire lanes, in front of fire hydrants, and leaving vehicles unattended in front of garages. This may delay life saving/fire emergency vehicles in reaching a unit in a timely manner. The board discussed possibly contracting with a towing service who will come thru the complex at random and tow any vehicles at the owner's expense. We had this service many years ago. Letters/pleading/fines seem to have little effect. Further discussion will be needed by the board.**
- 3. To support the Fire Department in locating the two fire hydrants in our complex, Chris Blackledge has placed fire department approved blue reflectors in the driveway. Thank you Chris.**
- 4. Best Tree will be asked to provide an estimate for the annual tree trimming in the complex. There will be possible tree trimming of individual homeowner's backyards at their expense. If any trees or bushes from your backyards are growing up the stucco or touching the roof, it is the homeowners responsibility to trim them back. If you would like an estimate from Best Tree when**

**they are out here for the estimate for the complex, please notify Personal Touch or a board member ASAP.**

- 5. Our pool service, Sparkling Pools, accidentally left the pool spa water running while filling it. A homeowner notified the board of the flooding and Steve immediately hurried to the pool and turned off the water. Sparkling Pools has been informed.**
- 6. Thank you to Chris Blackledge, Nick Nicolaou and Steve Thomas for volunteering their time and labor to replace the running toilet flush valve and faucet in the ladies restroom. They will be replacing the mens room faucet also. We had an anonymous donation for the new parts, saving the HOA all parts and labor expenses.**
- 7. Financial records for December 2023 and January 2024 appear to be in order. It has been reported that some owners are using the monthly payment booklets to help keep their payments current. Remember that monthly HOA dues are now \$380 per month.**

**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)**