

Minutes: Tuesday October 10, 2023

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, and Paula Verdugo. Chris Blackledge absent. Homeowner #1238 present along with Derek Mc Caulley 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 September 12, 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, November 14, 2023, 7 PM via internet

Homeowner Comments

1. Homeowner asked if blinds are allowed on balconies. Yes, as long as bamboo type/color to blend in with the wood.
2. Coyotes have recently been reported in the complex especially in early morning hours. Please keep your pets inside and do not leave food outside for cats, which attracts coyotes and other wild animals.

OLD Business

- 1. All previous pending roof repairs have been completed.**
- 2. Replacement of dead tree removed near #1211 is 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 place water saving succulent plants in this area. Installation of lighting from dusk to dawn is complete. Lighting was reported as too bright for one of the neighboring units, so an overhead shield was installed (one of our homeowners volunteered his time and expense so no additional HOA funds were spent on the addition). We will evaluate the results.**

NEW Business

- 1. #1231 reported to a board member of roof leak. Work order has been initiated and Derek will have roofers coordinate with homeowner to obtain access to backyard for an estimate.**
- 2. Residents are continuing to leave their vehicles unattended in front of garages. Repeat offenders will be sent letters and fines.**
- 3. #1229 reports roof leak in apparently a recently repaired area. Personal Touch will contact roofers to see if it is a new area or area under warranty. The HOA has asked all future roofers to provide written diagrams where the work was completed, for documentation and warranty.**
- 4. Board has received a bid for approx \$200 per balcony to recoat all decks in the complex. Still pending, estimates from the contractors for the major balcony repair work per our State mandated balcony inspection.**
- 5. Drainage in green areas needs to be checked in anticipation of wet winter. Our gardeners will be helping us but we may need the help**

- of plumbers to locate all drains. Board members to do a walkthru.
6. Board voted to increase HOA monthly dues by \$30. Dues per unit per month will be \$380 starting Jan. 2024. Derek presented HOA 2024 budget. Among our largest increases in expense are trash (\$9000 increase per year), Insurance (\$10,000 increase per year). Thankfully our water bill has decreased by \$5000 per year. (all amounts are close estimates).
 7. Election ballots for 2024 HOA board will be sent out soon to all homeowners. Please take the time to vote and send back per the instructions which will be included. Better yet, volunteer to run and contribute your time to our community.
 8. Once again we encourage all homeowners to obtain earthquake coverage for your unit. Be sure to obtain “assessment coverage” which would help you cover your portion of the HOA’s earthquake insurance deductible (15% of total loss) which will be assessed to each homeowner in the case of damage/claim. Please discuss with your insurance agent for more details.
 9. Financial records for September 2023 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 Police.

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