

Minutes: Tuesday Nov. 14, 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: Diana Nicolaou, Steve Thomas, and Paula Verdugo. Chris Blackledge and Brian Franklin 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 October 10, 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, December 12, 2023, 7 PM via internet

Homeowner Comments

- 1. Homeowner asked the board to consider planting areas with more drought resistant succulents.**
- 2. Homeowner reports she sent a letter to City of Glendora asking them to remove weeds from the Arrow Hwy median. They responded that is city of Covina.**
- 3. Backyard tree #1221 is growing over the roofline and needs trimming.**
- 4. Block wall #1226/1227 facing open field is broken. We will wait to see if building begins on that lot. The builders may**

- replace and/or add to the wall for privacy.
5. Drain next to #1238-39 is partially cleared. (still standing water and mud)
 6. #1215 reports rats in their unit. We have a pest control service which comes out monthly to check and set traps especially near the utility doors. We will ask them to check the area for possible new openings. We can anticipate more problems with the new construction on the South side of Arrow and also the planned new building West of us on the North side of Arrow, which disrupts their habitat.

OLD Business

1. Roof repairs #1229 were completed under warranty. For our records, we have asked the roofers to give us a diagram of areas they repair.
2. #1240 reports roof leak
3. Replacement of dead tree removed near #1211 along with large bush #1246, is postponed until better planting weather.
4. Updated signature card at First Citizens Bank is pending.
5. Board has received a bid for approx. \$200 per balcony to recoat all decks in the complex. Still pending, along with estimates from the contractors for the major balcony repair work per our State mandated balcony inspections.
6. Board voted last month to increase the HOA dues by \$30 per unit to \$380 starting Jan. 2024. See Oct. minutes for more details.
7. #1231 reports a roof leak on North side of first floor.
8. Coyotes have been reported day and night in the complex. Please do not leave pet food outside, and keep a good eye on your pets.

NEW Business

- 1. Election information will be mailed out soon by Personal Touch. If you would like to run for the board, please return the required information per the instructions which will be included.**
- 2. County of LA Dept. of Public Works sent letters announcing new parking signs restricting long-term parking on Arrow Hwy. No parking 2am-4am. This includes our area on both sides of Arrow Hwy from Valley Center to Bonnie Cove. Please report any vehicles parking in our complex which seem to not be homeowners/renters.**
- 3. In preparation for possible wet Winter/Spring, HOA and owners need to inspect/clean out drains in their backyards. Gardeners will assist in the HOA common areas. Backyards are the homeowners responsibility.**
- 4. Once again we encourage all homeowners to obtain earthquake coverage for your personal belongings in your unit. Be sure to add "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.**
- 5. HOA received a notice from SCE (Southern CA Edison) that they have contracted Spectrum to acquire land rights for the installation of SCE's electric distribution facilities (in order to maintain the electric facility/pole in that area). The easement is on HOA property located on our grass area just West of the Arrow Hwy driveway. Derek advised the board that SCE can easily obtain a court order for the land if the HOA refused. We will ask Edison to replace or reimburse us for the cost of any vegetation that**

needs to be replaced if damaged.

- 6. Because the payment portal is now charging a fee, some homeowners would prefer to send their monthly payments by check. Payment stubs would be helpful. Derek will have a dozen printed and furnish upon request.**
- 7. Financial records for October 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)