

MARCH-APRIL 2024



VIRGINIA'S POOL SIDE CHAT

Board Meetings: The board meets on the fourth Tuesday of the month at the clubhouse. The next board meeting is April 23, 2024. Executive Session starts at 7:00 pm. Executive Session is not open to members. Regular session, which is opened to members, generally starts at 7:30.

Flat Roofs Over Garages: The work on the flat roofs was completed in March 2024. The contractor performing the work was J-P Contractors, inc. The company specializes in Homeowners Associations and commercial roofing services. Please contact Nancy if you noticed any problems concerning the flat roof that was recently installed. With all of the rains, any issues such as water pooling on the flat roof, leaks, etc. would be noticeable.

Annual Gutter Cleaning and Roof Maintenance: The vendor approved to clean the gutters and provide annual roof maintenance was J-P Contractors, Inc. Due to the rains and work backlog, a start date for this work has not yet been provided.

Asphalting Streets: A job walk with several vendors occurred in February. Thank-you Rick for walking with the vendors. Four bids have been received and will be reviewed by the board at the upcoming board meetings. Further information will be provided in future newsletters.

Club House Remodel: The remodeling of the main clubhouse rooms began in early February. New flooring has been installed in the three main rooms in the westside portion of the clubhouse. This excludes the side that contains the restrooms and workout room.

Although cabinets were installed in one clubhouse room, the countertop is still pending delivery and installation. Once the countertop is installed, a 30-inch frost free refrigerator will be installed. The new refrigerator is a donation and no cost to the membership. The Board is also reviewing options to improve the décor of the main meeting room.

After the remodel is completed, the Board is planning on having a social event for homeowners.

Sidewalk Behind Units on the Drive: Two proposals were reviewed by the Board in February to address the uneven areas on the common area sidewalk behind the units on the Drive. The board approved the proposal from Concrete



Hazards Solutions. The work includes grinding, crack repair, and concrete replacement.

Financial Audit: Glenwood's financial audit for fiscal year end 2023 has been mailed out to all homeowners. If you have not received your copy of the audit report, please contact Nancy Blasco.

Insurance: Insurance renewals for property, earthquake, liability, and workmen's compensation will be occurring in the next several months. Glenwood's insurance agent is currently working on obtaining earthquake quotes from various insurers.

The State Farm insurance agent, Rhonda Shader, will try to be present at the Board meeting in April to discuss Glenwood's master policy and to answer any questions homeowners have regarding that policy.

Board Vacancy: A recent vacancy on the Board has occurred due to a Board member resigning for work related reasons. If you are interested in volunteering to finish the remaining board term ending September 24, 2024, please submit your name to the Board for consideration by contacting Nancy Blasco.

Pool: The pool heater will be turned on April 1, 2024.

Newsletter: A wall tray holder has been placed next to the billboard at the Clubhouse so extra copies of the monthly newsletter can be placed there. This will provide another means of access to the newsletter by Glenwood residents.

The newsletter is also available on Glenwood's website and included, whenever possible, with the monthly billing statements.

Glenwood Maintenance, Repair, and Replacement Policy: The Board has developed with the assistance of the Association's attorney the policy outlining the maintenance, repair, and replacement responsibilities of the Association and the homeowners. This checklist is posted to Glenwood's website at myhoa.com/glenwood. If you have any questions about a component that is not on the checklist, please contact Nancy Blasco.

Architectural Approval: If you are making external alterations and improvements to your unit lot please remember to submit an architectural application to the Architectural Committee via Nancy Blasco. The application should include detailed drawings or basic design concepts sufficient to ensure that the committee has adequate information to determine if the alternations or

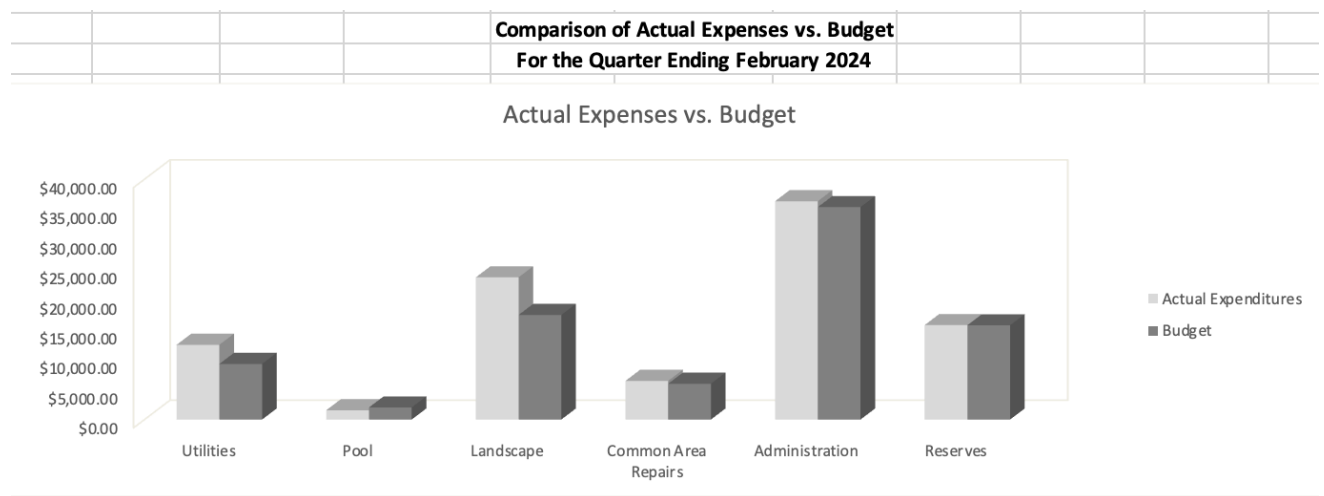


improvements meet the established standards of the Association. Architectural applications can be found online at Glenwood's website myhoa.com/glenwood.

Garage Doors: Patrol One has included in their safety report homes in which the garage doors have been left open. Because Patrol One generally drives through the neighborhood after 2 am in the morning, having a garage door opened is a safety concern. Please make sure when you leave your home, or go to bed at night, your garage door is completely closed. An open garage door provides an entry point for thefts or break-ins, in addition it provides an entry point for animals or rodents.

Homeowner Trashcans: The weekly trash pickup for Glenwood homeowners normally occurs on Thursday. Glenwood's rules and regulations provide that trashcans can be placed out onto the community's streets on the day prior to trash pickup day; and need to be removed from the streets the evening of trash pickup day. To help keep our community looking good, please make sure your trash cans are removed from the streets timely and stored out of sight.

Comparison of Actual Expenses vs. Budget for Quarter Ended February 2024: For quarter ending February 2024, expenditures were slightly higher than budget estimates. The primary reason for the variance is due to timing differences. Timing differences generally refer to when a cost is included in the budget versus when the cost is actually paid. Below is a chart showing the comparison of actual expenditures to budget.



Parking Overnight in Glenwood: Please remember that Glenwood is a private community and parking overnight on Glenwood's streets between 2 a.m. and 5 a.m. is only allowed if the car is safelisted and is parked in one of the overnight parking spots. Please contact Patrol One to safelist a car. Cars that are not safelisted are towed at owner's expense. If a car has a G sticker and is



not safelisted, a monetary fine is assessed by the Board. Glenwood's parking rules and regulations are on Glenwood's website at myhoa.com/glenwood.

Volunteers: There has been an amazing history of volunteers over the years to help Glenwood be a wonderful place to live. The Board is reaching out to residents to see if they would like to volunteer to be on the pool committee, landscape committee, or social committee. These committees need more volunteers to help. If you are interested in volunteering, please contact Nancy Blasco and let her know. A committee or board member will reach out to you.

General Notice Postings: Glenwood Association has an internet website for distributing information on association business to its members. Glenwood posts its general notices to its website at www.myhoa.com/glenwood. If you wish to receive general notices by individual delivery, such as first-class mail or email please contact Nancy Blasco.



NOTICES OF PESTICIDE APPLICATION: LANDSCAPE MAINTENANCE – VILLA PARK: To help control weeds within common areas, Villa Park uses Fusilade II and Glyphosate/Roundup as needed. Villa Park performs weekly landscape services on Wednesday and Friday in Glenwood common areas.

NOTICE OF PESTICIDE APPLICATION – COMMON AREA POSTING

Pursuant to California Civil Code Section 1940.8.5, Owner/Agent hereby gives notice to all Residents, and all persons in the premises located at:

Glenwood Hqs - Common Areas (Street Address), Fullerton (City), CA 92832 (Zip)

Owner/Agent or Owner's/Agent's employee(s) will be applying pesticide(s) on

Weds &/or Friday (Date) at 8:00-3:00 (Approximate Time)

The approximate date, time, and frequency of this pesticide application is subject to change.

The purpose of the application is to control the following pest(s): weeds

The following pesticide(s) will be used: Fusilade II

(Specify Name of Pesticide and Brand of Product)

The application of pesticides will take place in the following area(s): Common Areas

(Describe Area Generally)

State law requires that you be given the following information:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS. The California Department of Pesticide Regulation and the United States Environmental Protection Agency allow the unlicensed use of certain pesticides based on existing scientific evidence that there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application of a pesticide, a person experiences symptoms similar to common seasonal illness comparable to influenza, the person should contact a physician, appropriate licensed health care provider, or the California Poison Control System (1-800-222-1222).

For further information, contact any of the following:

For Health Questions – the County Health Department: (714) 433-6000 and

(Area Code) (Telephone Number)

For Regulatory Information – the Department of Pesticide Regulation (916) 324-4100

Date

Owner/Agent



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Page 1 of 2

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NOTICE OF PESTICIDE APPLICATION – COMMON AREA POSTING / Notification

Pursuant to California Civil Code Section 1940.8.5, Owner/Agent hereby gives notice to all Residents, and all persons in the premises located at:

GLENWOOD HOA – COMMON AREAS FULLERTON CA 92632
(Street Address) (City) (Zip)

Owner/Agent or Owner's/Agent's employee(s) will be applying pesticide(s) on

Wed. & /or Fridays at 8:00-3:00
(Date) (Approximate Time)

The approximate date, time, and frequency of this pesticide application is subject to change.

The purpose of the application is to control the following pest(s): weeds

The following pesticide(s) will be used: Glyphosate / Roundup
(Specify Name of Pesticide and Brand of Product)

The application of pesticides will take place in the following area(s): common areas
(Describe Area Generally)

State law requires that you be given the following information:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS. The California Department of Pesticide Regulation and the United States Environmental Protection Agency allow the unlicensed use of certain pesticides based on existing scientific evidence that there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

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Page 1 of 2

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