

January 27, 2026

Garden Grove Condominium Association Monthly Zoom Meeting

Meeting called together by Mary Eaton at 6:35 pm, seconded by Ray Meduna

Board members present: Chris Hinman, Pam Richards, Linda Davey and Community Manager Ben Zupke

Residence present: Mary Eaton, Debbie Cooper, Pat Cain, Patty Nolan, Joanna Voorheis, Ray Meduna, Amina Farey and Nebiyu Sorri

November 2025 minutes approved by email

Available parking for weekly or monthly use: T2, a tandem space on 115th between 7th Ave and 8th Ave. At \$75.00 monthly. M1 and M2 located at the mailbox on 8th Pl at \$50.00 each monthly

2025 rule changes – Garden Grove no longer allows bird feeders other than hummingbird feeders and feeding wildlife of any kind is forbidden. The feed attracts rats and mice. In 2024 and 2025 Garden Grove paid thousands in crawl space repairs.

The multi-unit buildings have automatic lights that run at night. We ask that the townhomes please leave their outside lights on at night. The sheriff was at Garden Grove about a month ago on a porch pirate call. We do have homeless walking past during the night; the porch lights might help deter them from your property.

Please be sure to keep BBQ's away from the siding, the heat melts the siding and is expensive to replace.

Homeowners Q & A: Mary Eaton advised that the entry lights on 112th at our sign were out making the entry from 112th hard to see. Ben will contact Cronk and have this taken care of. Mary also mentioned adding a step at the mailbox from the street level to the sidewalk level or a wheelchair ramp. N/W will be contracted to review and make suggestions.

Patty Nolan asked about the graffiti on the power box on 112th to the east of the Garden Groves entry; Ben will reach out to the County since the power box is on their property. Patty also asked about power washing her rear fence. It was mentioned that the wood fences are not in the best shape and power washing might damage them. Chris Hinman mentioned the wetlands that was just cleaned a few months ago, to the east of the entry on 112th, has new garbage collecting in the same area. Ben will also reach out to the county on this matter.

New and Old business - 2026 projects: Osbourn Landscaping will be providing Garden Groves landscaping service on Thursdays beginning with two visits each in January and February. Hovey Tree Service will be finished with the pruning of all Garden Grove trees by the end of this week. TC has finished the gutter and roof cleaning. N/W will have the pond fence installed by the end of this week.

Meeting adjourned at 7:15 pm by Linda Davey, seconded by Chris Hinman

Next meeting February 24, 2026, at 6:30pm