

THE VIEW

APRIL 2006

Mountain View Community Association

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THE HOA BOARD LETTER

By now all homeowners should have received the letter regarding parking in the driveway, a proposed change to the HOA Rules Enforcement Policy, and a proposed change to the Rules and Regulations regarding parking in the common areas.

The HOA entered into an agreement with a homeowner to take the parking issue to a non-binding arbitration hearing to find out if the HOA Rules and Regulations and CC&R's were enforceable. The Judge made three points in his finding that compelled the Board to propose the changes to the driveway parking issue.

First the Judge said that the HOA cannot treat homeowners who have one or two authorized vehicles differently than those with more than two or those who have oversized vehicles. The HOA can have a rule that bans all parking from the driveways, but the HOA cannot have a rule that allows some homeowners to park in the driveway while others are required to park in the garage.

The other two points the Judge made were regarding an equitable enforcement policy and, if the HOA makes a statement that parking in the garage enhances property values, it must hire an independent appraiser to give

such opinion.

Please read the letter and the proposed changes to the Rules and Regulations. Since the Judge has said the HOA must allow parking in the driveways, this will allow all homeowners to park at least four vehicles (two in the driveway and two in the garage) at their residence. The HOA has proposed to ban all homeowners from parking on the common area streets except in specific cases. This will allow better access for emergency vehicles and allow adequate parking for guests and vendors in front of the homeowner's residence.

We live in a small community of 255 homes. The HOA does not have the resources to hire a security force or a full-time, on-site property manager to enforce the rules. We must agree to enforce the rules on ourselves and show some sense of compromise if we are going to continue to make Mountain View "a great place to live."



MOUNTAIN VIEW HOMEOWNERS ASSOCIATION
MEETING HIGHLIGHTS—MARCH 15, 2006
by Vickie Burt, Secretary

BOARD ACTION

- Approved minutes of February 15, 2006 meeting.
- Approved Financials for January 2006. Total operating assets as of 1/31/06 are \$60,296.14. Total reserves are \$320,048.88. Total assets are \$380,345.02. Total equity and liability are \$380,345.02. The association is operating on a monthly assessment of \$101.00 as of August 1, 2005.
- Gave approval to enforce association collection policy. (Note: Board approval in such matters is a new requirement effective January 1, 2006.)
- Approved a schedule of contracts and events that the Board of Directors needs to be aware of throughout 2006.
- Proposal for motion sensor lighting at the emergency gate was rejected.
- Proposal for entrance lighting was tabled until the Board receives additional recommendations.

OFFICERS' REPORTS

The Board agreed to change the date of the May board meeting to May 10th, due to the scheduled vacation of Carol Foster, Manager.

Director, Vickie Burt, reported on the request for additional storage. She obtained additional information for Moreno Valley Building and Planning Departments and met with the chairpersons of the Facilities, Social, and Landscape Committees to share information. A proposal will be presented to the entire Board at a later date after further evaluation.

COMMITTEE REPORTS

- **Facilities:** Chair rack was donated and is on site. The rack is being evaluated for use based on available and/or proposed storage. Exercise equipment repair is still pending. Palm Trees brushing top of the Clubhouse have been trimmed. Fire Department lock has been replaced on the emergency gate. Cactus walking gate has been repaired and bids are in progress to replace carpet in the Clubhouse with floor tile. There has been a report of guests under the age of fourteen using the spa in violation of the spa use rules that are in place for the safety of children.
- **Design Review:** The committee has received three resignations and is adding two new volunteers: Sue Janssen and Cliff Norton. They are working on appropriate standards for replacement of front yard trees.
- **Landscape:** George and Carole Sweeney are retiring after four years of service on this committee. Four new members have volunteered to serve on that committee. The March 15th walkthrough was accomplished with favorable comments on landscaped common areas and a discussion of repair needed in the drainage area parallel to San Jacinto. The April walkthrough will incorporate the slopes adjacent to the golf course.
- **Social Committee:** An update on social activities was offered including some future events: The tea and garden tour on April 29. All tickets have been sold for the tea. There is a waiting list; March 25 picnic at Lake Perris; May 6 Casino Night. A request was made to repair the tables in the Clubhouse before the April 29th Tea. A request from the librarian to temporarily stop book donations to the Clubhouse Library was announced.
- **Web Page:** Links have been added...check it out. Suggestions for additional links are welcomed. A work request form will be included on the web page for needed maintenance items observed by residents.

OPEN FORUM

Mountain View Architectural Review Committee *by Ron Sais*

Each month the Architectural Review Committee (ARC) provides a few excerpts from our governing documents. The excerpt selection(s) may come from concerns, observations in the neighborhood or a homeowner question.

The ARC is charged with the responsibility to evaluate the individual merits of an application submitted by a homeowner. The ARC will ensure that the proposed improvements are compatible with the architectural characteristics of the applicant's house, the adjoining homes and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction detail.

Trim Stain and Paint

The color board with the approved stain and paint fence colors is temporarily on display in the billiards room in the clubhouse. A permanent display location for the color board is being voted on by the HOA Board.

Structural and Landscape Applications

Q. My front yard tree is dead. What can I do?

A. The May newsletter will have some guidelines for replacing the parkway tree that was originally planted by the City of Moreno Valley. Do not plant a new tree without contacting a member of the Architectural Review Committee or submitting a Structural and Landscape Improvement Application.

As a reminder to all residents, it is essential that you submit a Structure and Landscape Improvement Application for any improvements to your property, excluding changes to plants and shrubbery. If you have completed all previously submitted improvements, had the work approved and received your refund from Prescott, you still must submit a Structure and Landscape Improvement Application for any new projects.

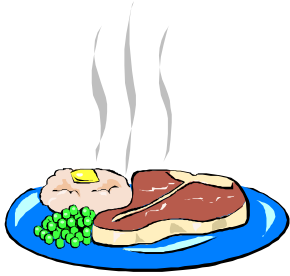
Structure and Landscape Improvements Applications are available in the clubhouse library. Forms can also be downloaded from our community website at www.mountainviewhoa.org.

The Architectural Review Committee is looking for 2 additional people to serve on the Committee. If you are interested in becoming a member, please contact Ron Sais or any other Committee Member.

Architectural Review Committee members: Ron Sais (KateSais@aol.com), Sue Janssen (esjannssen@adelphia.net), Jerry Little (RetLitFish@aol.com), Cliff Norton (saxencliff@aol.com), Donna Sandoval (donna.and.delhi@verizon.net) and Sharon Shavce (sshavce@gmail.com)

DISASTER PREPAREDNESS MEETING ***April 10, 2006 at 6:30 p.m.***

The next Disaster Preparedness meeting will be held on Monday, April 10th at 6:30 p.m. at the clubhouse. If you have any questions, please call ***Joanne Phillips***.



LADIES ' LUNCHEON

by Joyce Collins (485-8042)

SIZZLER

25035 Sunnymead Boulevard

*TUESDAY, April 18th at 11:30 a.m.
(Meet at Clubhouse at 11:00 a.m. to carpool.)*

RSVP to Judy Kathriner by April 17, 2006.

BOOK CLUB

by Shirley DeCarlo

On April 26th, we will be discussing Greg Olsen's **THE DEEP DARK**. For nearly a century, Kellogg, Idaho was home to Sunshine Mine, America's richest silver mine. This story is about the promise of good money and the bonds of friendship. On May 2, 1972, 174 miners entered Sunshine Mine on their daily quest for silver. But all things changed on that day when thick black smoke began pouring out from one of the mine shafts.

Read about the men who worked at the mine and their families. Also, read about the tender camaraderie between the toughest of men.

Come to the Clubhouse on April 26th at 10:00 a.m. and give us your opinion. We'd love to see you there.

CRAFTS

by Twila DeWalt

On April 3rd at 6:30 p.m. at the Clubhouse, Sharon Shavce will demonstrate a spring centerpiece and simple table setting ideas. The centerpiece will be raffled at the end of the evening.

What's Cooking?

by Helen Grogan

Hi All!

Wishing you a blessed Easter and Passover. I will be in Texas meeting a new great grandson. Thanks to Carole Sweeney and the LA Times for this recipe.



Baby Back Ribs

2 Tbsp vinegar	1 tsp sea salt
1/2 C ketchup	1 tsp black pepper
1 Tbsp dark brown sugar	1 tsp cayenne
1/2 C bourbon	3 lbs baby back ribs
2 cloves garlic, minced	

Mix all ingredients except the ribs in a bowl. Place ribs in a baking pan and pour the sauce over both sides. Cover and refrigerate overnight. The next day, heat the oven to 350°. Bring the ribs to room temperature. Pour off all of the marinade and reserve.

Line a clean baking pan with foil and arrange the ribs, meat side up. Cover the ribs tightly with foil and roast for one hour at 350°. Remove the foil and continue to roast for one more hour, basting the ribs as desired and making sure they don't burn. Remove from oven and cut into individual ribs and serve warm.

Mountain View *Garden Club Victorian Tea*

Thanks to all who have made reservations for the Tea. We are sold out; however, we have a waiting list in case of any cancellations. Our volunteer table sponsors have been hard at work and this should prove to be quite an event. If you have a special antique that you would like to display in our "antique room," please call us. We look forward to seeing you at the Tea, and remember, hats are the in-thing!

~ ~

Sue Janssen, Sharon Shavce, Carole Sweeney

BUNCO!!

Bring \$4.00 and Join Us at the Clubhouse

Most Buncos - Bev Bailey, Lola Emmermanus, Rita Whalen (tie)

Most Baby Buncos - Katy Brambila, Helen Lumkosky (tie)

Most Wins - Sharon Shavce

Most Losses - Marilyn Dawson, Lori Humphrey, Louis Lumkosky (tie)

Last Bunco - Doris Polley

TUESDAY, April 11, 2006

(2nd Tuesday of the Month)

6:30 PM at the Clubhouse

What to bring: Snacks from the 60's & 70's

For more information contact:

Sue Janssen - 242-0959 or Sharon Shavce - 247-2772

ESJanssen@adelphia.net or SShavce@Gmail.com

Don't forget "BINGO"

Tuesday, April 25, 2006

(4th Tuesday of each month)

6:30 p.m. at the Clubhouse

Cost: \$5 including 3 Bingo Cards

Snacks: Anything you fancy

February winners: Doris Polley (4), Shirley DeCarlo, Katy Brambila

Full House: Twila DeWalt & Helen Lumkoski

For more information contact

Godfrey Asciak or Mike Frahm

WHAT'S HAPPENING

by Joanne Pavlik

This community is full of dedicated people who work together to plan opportunities for your enjoyment. Planning an event with them can be as much fun as the event itself. If you would like to join in, please volunteer to keep a good thing going. There is an office, committee, or activity that needs YOU. We are now accepting names for Social Club Officers, so check out the form in this newsletter. The nominating committee of Kay Howe (Chair), Janet Papiernik, and Joanne Phillips are waiting to talk with you.

A Big THANK YOU to Volunteers!!!

Godfrey Asciak organized the St. Patrick's Day dinner! There were over 60 green people enjoying good food and friends. A job well done by the Asciak Team!! The crew of Frank Pavlik, Frank Kathriner, Joe Brodowsky, Rick Quinn, and Pete Hite picked up a chair rack donated to the club from the Yucaipa VFW. Thanks to **Pete and the Yucaipa VFW!**

And now for the \$64,000 question: *Who lives up to the motto, "We deliver in the rain, sleet and snow, and hot sunshine, too?"* Right on! The Mountain View distribution team! They are your friendly neighbors who volunteer to faithfully hand-deliver your newsletters to your doors each month and keep you informed. We thank our distribution team of:

Helen and Bob Majcherek
Linda and Rick Quinn
Janet and Rick Hansen
Carol and Chuck Wilkins
Jackie and Chris Silvey
Judy and Frank Kathriner
Joan and Joe Brodowsky

Katie Wenke
Marion and Lloyd Vesey
Joyce and Larry Collins
Charlotte and Dave Lillard
Doris and Godfrey Asciak
Twila Dewalt
Jain and Darryl Householder

Gene Beightol
Terry O'Brien
Lori and Fred Humphrey
Marilyn and Jay Dawson
Ginny and Joe Bonillas
Janet and Don Papiernik
Joan Williams, Chair

- Sharon Shavce, returning by popular demand, with a spring centerpiece demo.
- Our general Social Club meeting features Frank West as our speaker, thanks to Meredith Teague.
- We celebrate spring with a garden tour arranged by Carole Sweeney and top it off with a Victorian Tea presented by Sharon Shavce and Sue Janssen!!
- Ladies will lunch at the Sizzler restaurant.
- Remember the Patsy Cline show arranged by the Carole and George Sweeney!
- Suzanne Werner wants lots of us to get wet and healthy in water aerobics.

(Check the calendar for the dates and a complete list of activities.)

save The Date

May 6: Casino Night/ Karaoke entertainment

May 19: TGIF

May 29: Memorial Day Potluck Celebration

New interests

There has been an interest in forming a Mountain View theatrical group. Call Jo Pavlik. Also, call Robert Garcia if you are interested in joining a pinochle group.