



THE VIEW

AUGUST 2005

Mountain View Community Association

Newsletter Editor:

Lori Humphrey
lorimh@adelphia.net

Advertising:

Sharon Cristino
sckalona@adelphia.net
and
Kyung Son
kson@ieee.org

Association/Board

President:

Fred Humphrey
fhumphrey@adelphia.net

Social Chair:

Joanne Pavlik
pavlikj2@aol.com

Social Vice Chair:

Sharon Cristino
sckalona@adelphia.net

Social Secretary:

Marilyn Dawson
marilyn6515@verizon.net

Social Treasurer:

Godfrey Asciak
Tayke@juno.com

Community Manager:

Carol Foster
cfoster@prescottmgt.com

Asst. Manager:

vscogins@prescottmgt.com

The Prescott Companies
Phone: 951-699-7656
FAX: 951-699-8196

Website:

www.mountainviewhoa.org

Hi Folks!

The new Social Board and committees are now in full swing. Check out the list of committees in the newsletter and feel free to contact anyone on it if you are interested in any of the activities offered, or if you would like to help. Or, you may even have a new activity or craft that you would like to introduce. Call or email anyone on the list. The new officers are very enthused about the coming year and the new events and activities being planned for our community.

--Lori

THE HOA BOARD LETTER



The Prescott Companies is still managing our community, but we have a new property manager, Carol Foster, and a new assistant manager, Vicki Scogins. Carol is the senior community manager and has been with Prescott for 15 years. She is also the property manager at Oasis in Menifee. Both Carol and Vicki can be reached at:

The Prescott Companies

27720 Jefferson Avenue, Suite 200

Temecula, CA 92590

Phone: 951-699-7656

FAX: 951-699-8196

Email: cfoster@prescottmgt.com, vscogins@prescottmgt.com

Homeowners still seem to be confused about how and when to obtain approval for changes to the outside of their houses and landscaping. All improvements, other than changes to plants, bushes and shrubbery, require that a Structure and Landscape Improvement Application and DRC Approval form be submitted to either Prescott (for first time applications) or the Design Review Committee (George Podolsky, Chairman). The rules are in the Mountain View Community Association Design Guidelines. These guidelines are on the mountainviewhoa.org website. Please see the Mountain View Design Review Committee article published in this newsletter for tips on how to comply with the guidelines.

Let's all continue to make Mountain View a "Great Place to Live."

MOUNTAIN VIEW HOMEOWNERS ASSOCIATION
MEETING HIGHLIGHTS—JULY 20, 2005
by Joanne Phillips, Secretary

HOA President, Fred Humphrey, introduced our new Management Representative from Prescott, Carol Foster. Carol has twenty years of experience in the property management field and also represents Prescott at the Oasis in Menifee.

FINANCIAL REPORT – The 2005/2006 Budget was approved. The transfer of Reserve Funds to four Certificates of Deposit was approved.

COMMITTEE REPORTS

Facilities – The Ryland name has been removed from the Cactus entrance. Floor mats were purchased for the club entrance. Road Runner has been called to set traps in pool area for rodents. It was suggested that the front clubhouse door be the exclusive entry to facility. The other doors will open from the inside only.

Landscape – The meeting day has been changed to the 4th Wednesday of each month. The Board requested that the committee check flowerpots on the patio fireplace. Due to water seepage, the tiles on the fireplace are becoming discolored. Carol Sweeney will work with Carol Foster to research light collars for palm trees at the Cactus and JFK entrances. Gazenias on slopes are being replaced with water saving plants.

Design and Review – Homeowners must complete an application prior to beginning construction on projects. Replacement of trees and plants does not require DRC approval.

Social Club – One hundred and ten homeowners attended the 4th of July Pot Luck. President, Jo Pavlik, thanked Sharon Cristino and Katie Brambila for their efforts. The Club checking account was changed to a free Washington Mutual account. A mailbox has been acquired for the Social Club, using the clubhouse address. The speaker for the general meeting on August 3rd will be Carol Foster, our new management representative from Prescott. On August 19th, there will be a poolside TGIF with half of the 50/50 funds designated for Project Linus. A game night has been scheduled for September 30th. A request was made for additional electrical outlets in the pool, patio and entrance areas.

Web Page – The web page has been updated to include Carol Foster as new management representative from Prescott. A list of contractors will be updated for inclusion in the web page.

HOMEOWNER INPUT/OPEN FORUM – Board approved request to include a HOA Financial Statement in the newsletter each month. On October 16th, George Sweeney has reserved 20 seats at the Lawrence Welk Theatre for the musical "Gypsy." Carol Foster was asked to review the CC&R's regarding view lots. Also, Carol Foster has been in touch with the City of Moreno Valley and Ryland in an effort to have the HOA approve the Mountain View planned development in order for the Board to sign off. The streets will be sealed when this has been accomplished.

MOUNTAIN VIEW DESIGN REVIEW COMMITTEE

by George Podolsky

Each month the Design Review Committee (DRC) will provide a few excerpts from our governing documents. The excerpt selection may come from concerns by what has been observed in the neighborhood or from a question of a homeowner. Subsequent inputs will come from members of the committee.

The DRC is responsible for evaluating the individual merits of an application submitted by a homeowner. They will ensure that the proposed improvements are compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color, and construction detail.

This past month, the Design Review Committee received the following inquiries regarding the Mountain View Community Association Structure and Landscape Improvement Application:

- 1. I have completed all previous improvements, had them approved and received my refund from Prescott. I want to redo the landscaping in my BACKYARD and want to start right now. Must I submit the Structure and Landscape Improvement Application?**

All improvements, other than changes to plants, bushes and shrubbery, require that a Structure and Landscape Improvement Application be submitted along with a DRC Approval form.

- 2. My improvement requires approval from the DRC, and my contractor is here and ready to start. What needs to be done?**

*Contact one of the DRC team members. If a team member is available, he/she will come out and determine if the proposed improvements meet all the guidelines. If all the guidelines are met, the team member can issue a verbal approval so that the contract can begin. If the proposed improvement does not meet all the requirements of the CC&R's, or if a DRC team member is not available, **DO NOT ALLOW YOUR CONTRACTOR TO START WORKING UNTIL YOU RECEIVE PROPER APPROVAL.***

- 3. What will happen if I cannot contact one of the DRC team members or do not submit a Structure and Landscape Improvement Application and allow my contractor to begin work?**

You will receive a fine.

- 4. I have followed all of the required steps and have received approval. The contractor has begun construction and, due to hidden problems, needs to make changes. What should I do?**

*Complete a new Structure and Landscape Improvement Application, along with a DRC Approval Form, Mark them as an addendum and contact one of the DRC team members for approval. **DO NOT ALLOW YOUR CONTRACTOR TO CONTINUE WORKING UNTIL YOU RECEIVE PROPER APPROVAL.***

- 5. What will happen if I cannot contact one of the DRC team members or do not submit an amended Structure and Landscape Improvement Application along with a DCR Approval Form and allow my contractor to continue to work?**

You will receive a fine.

- 6. What will be the amount of the fine?**

The amount of the fine will be determined by the type of infraction and will be set by the HOA Board.



THE GARDENER'S CORNER

by Carole Sweeney

From the gardener's corner... Summer has come in with a bang! 100 degrees or more means we must work in the garden very early in the morning or nothing will get done!

Trees – Remove tree suckers and water sprouts – the long shoots that grow straight up from the trunk base. Keep tree trunks, especially of young trees, painted with white indoor latex paint to protect them from sunscald. Water all trees deeply. Pick up and destroy fallen fruit. Prune diseased or dead limbs but leave heavy pruning until winter. Clean up around the base of each tree and add mulch. This will prevent diseases from spreading. Stop feeding your trees later this month.

Blessed with **too many tomatoes?** Freeze them for winter use. Wash and cut out the core, cut them into quarters and place them on a cookie sheet so they don't touch. When they are frozen transfer them to containers for use later. The peel will slip off when the tomato pieces begin to thaw.

Remove faded blooms of perennials like coreopsis, Shasta daisies, delphiniums, penstemons and yarrow. Cut them back to within six inches of the soil and they may bloom again in fall. Simple household baking soda will **get rid of mildew in your garden**. Dissolve about one quarter ounce in a gallon of water. Spray onto plant leaves weekly. The baking soda serves both as a preventative and a cure – mildew spores cannot spread or reproduce, so their development is stopped. Paint tool handles and a foot or so of hose nozzle ends with a bright color of exterior enamel paint so you can find them easily when they're hiding in green foliage

Garden Club News... We are having a **garden club meeting and plant exchange** at our regular meeting on Friday, August 12th. Audrey Wilson and I will be there to help answer plant and tree questions. This is a good month to divide those overgrown daylilies, agapanthus and irises, lilies and oriental poppies (and for those of you lucky enough to grow them here, peonies). My easy method for dividing a plant is to dig up the whole plant, lay it out on newspaper, divide said plant into 2 or 4 pieces (depending on the size). Replace one piece of the plant in the original hole and add compost to fill. Find another place in the garden

T G I F

by Katie Brambila



Come join us at the poolside patio for TGI F on August 19th at 6:30 pm. Bring your favorite dish. Invite a new friend. Visit with neighbors and listen to some nice music. And, if you would like, take a dip in the pool.



Welcome to Mountain View

by Charlotte Lillard

I have enjoyed welcoming the following new families to our community:

Gene & Betty Beightol, 14743 Rocky Mountain Way—from Moreno Valley

Jay & Sylvia Koo, 28800 Rainier Way—moved from Chicago

Lola Emmermanis, 14725 San Jacinto Drive—moved from Oceanside

Please call me if you know of anyone moving in, because some houses are selling without for sale signs.



Project Linus

...providing security for seriously ill and traumatized children facing organ transplants, heart surgery, burns, birth defects, child abuse and other life threatening conditions. UNITED WE HAVE THE POWER TO MAKE A DIFFERENCE!

by Janet Jarosh

Join the Mountain View group of Project Linus Blanketeers in hand-making security blankets for the children at Loma Linda University Children's Hospital and other local facilities. They can be knitted, crocheted, quilted or fleece...any style, any color, machine washable, in child-friendly colors—for ages newborn to teenage. We meet at the Clubhouse on Wednesdays at 8 am with the Coffee Group. Others work from home. We are even thinking of starting a "Needlework" group one day per week.

Starting in June, a Cash DONATION JAR will be provided at the TGIF's, as well as some other special functions. Checks can be made out to Project Linus. Please help defray the costs of making blankets (approx. \$6-\$8 for one blanket). Every donation, any amount, will help to sponsor a blanket for a traumatized child. Most of the time the colorful security blankets we provide are the only thing the children have that belong to them. Your donations are very much appreciated and a donation receipt can be provided for tax purposes.

If you have an interest, contact me or someone in the group or come on down and join us. Happy

Thank You

Charlie and JoAnn Foronjy would like to thank everyone for your thoughts and prayers for them and their parents and families.



BUNCO!!

Bring \$4.00 and Join Us at the Clubhouse

Most Buncos - Bev Bailey
Most Baby Buncos - Joyce Collins
Most Wins - Katie Brambila
Most Losses - Louis Lukomsky
Last Bunco - Judith Kathriner

TUESDAY, AUGUST 9, 2005
(2nd Tuesday of the Month)

6:30 PM at the Clubhouse

What to bring: Fruit Tarts—bake your favorite!

For more information contact:
Sue Janssen - 242-0959 or Sharon Shavce - 247-2772



BINGO!

NEXT BINGO WILL BE ON SEPTEMBER 27TH.

For more information contact:
Godfrey Asciak (485-5138) or Mike Frahm (485-3095)

BOOK CLUB

by Shirley DeCarlo

The Book Club will not meet in August. We will resume on September 28 at 10 a.m. at the Clubhouse. If you have read any good books during the hot summer, please join us and suggest a choice of your own. We'd love to have you.



The book selection for September is:

LIFE EXPECTANCY by Dean Koontz

WALKERS

by Meredith Teague



Walking is a great way to exercise. Many of us walk inside and outside of our community. Recently, there have been a few incidents where someone has tripped and fallen. Be sure to take care when walking. If you walk on the horse trail, remember that the dirt and gravel can be slippery. When you walk outside the gated area, it is a good idea to bring a cell phone with you in case of an emergency. On hot days, bring water to drink along the way.

Take a few precautions to insure your safety and enjoy your walk!

EARTHQUAKE PREPAREDNESS

by Meredith Teague

In light of the recent earthquakes in the area, we thought the following list from the Community Emergency Response Team (CERT) would be timely information. Set these items together in a safe place.

- non-perishable food
- manual can opener
- drinking water
- first aid kit
- blankets, pillows
- battery operated radios
- tool to turn off outside gas connection
- personal medications
- flashlights
- portable radio with extra batteries
- spare eyeglasses
- pet needs
- multi-functional tool
- duct tape
- cash

WANTED

So far, we have been very fortunate to keep the cost of this newsletter to a minimum with proceeds from advertising. Thank you Sharon Cristino and Kyung Son for a great job as advertising chairpersons. They have set up accounts with local businesses and procured many ads. But they now have new responsibilities and we need someone to volunteer for this position.

Please contact one of the Social Board officers if you would like to do this—their phone numbers are on the front page of this newsletter. We need your help!

WHAT'S HAPPENING

by Joanne Pavlik



Did you see it?

110 Mountain Viewers enjoyed the July 4th celebration: the food, the laughs, the dancing, the auction were all great!!! Thank you to all the volunteers, to the auction contributors AND bidders, and to YOU who brought the food and made the day special by being there. A loud thanks to Sharon Cristino and Katie Brambila for their coordination of the auction and refreshments.

Were you there?

Hope you didn't miss it!

Are you ready for the next **TGIF on August 19th**? Katie is planning a Poolside Patio Party. Whether you sit and relax on dry land, dip your toes, or do a full water ballet, come down for **TGIF**. The club's portion of the 50/50 proceeds for that night will go to the Linus Project.

FYI: Our clubhouse now has a mailing address and mailbox:

28855 Rainier Way, Box 12, Moreno Valley, CA 92555

We also bank with Washington Mutual, a new branch soon to open at the nearby Lakeside Terrace.

COMMUNITY DATES TO REMEMBER

August 2 11:00 am Social Board Meeting

August 3 6:30 pm Social Club General Meeting. Come to meet Carol Foster, our new Prescott HOA manager. Carol will make a brief presentation and answer questions. Coffee and sweets will be served.

August 19: 6:30 pm TGIF

COMING SOON in September!

"New", "Soon to be Acclaimed", "Can't Miss This Event"!

Mountain View Resort and Casino!

Appearing at your very own Community Clubhouse!

Got your attention? Look for details in your September issue of *The View*. If you are interested in helping with this fun night, call Sharon Cristino or Jo Pavlik.

Also in September, Judy Kathriner, renowned Mountain View cozy-sewer, will demonstrate how to sew a casserole cozy. You may have seen her creation offered at the July 4th auction. You say you didn't win it? Well, come to the clubhouse on September 28th at 6:30 pm and Judy will give a detailed demo AND give you a pattern to start you on your own masterpiece.

Many thanks to all of the volunteers who make our activities possible.