



THE VIEW

JULY 2006

Mountain View Community Association

Newsletter Editor:
Lori Humphrey
lorimh@adelphia.net

Advertising:
Sharon Cristino
sckalona@adelphia.net

Association/Board President:
Fred Humphrey
fhumphrey@adelphia.net

Social Chair:
Janet Hansen
wfshansen@msn.com

Social Vice Chair:
Doris Polley

Social Secretary:
Shirley DeCarlo
spps@adelphia.net

Social Treasurer:
Godfrey Ascik
Tayke@juno.com

Community Manager:
Jacqueline Bill
jbill@prescottmgt.com
The Prescott Companies
Phone: 951-699-7656
FAX: 951-699-8196

Website:
www.mountainviewhoa.org

THE HOA BOARD LETTER



July marks the beginning of office for the newly elected Social Board. A warm thank you to the outgoing Board for a great year of activities and events. And thank you to the new Social Board members for volunteering so that we may continue to enjoy a great social life here at Mountain View.

Hopefully by now, all homeowners have received the letter from Prescott regarding parking and the changes in the Rules and Regulations to reflect the arbitrator's decision dated January 23, 2006.. You have until the next Board meeting to make comments through Prescott. If the Board adopts the changes to the R&Rs at the next Board meeting, homeowners will have 45 days to present a petition to Prescott and the Board to have the change voted on by all 255 homeowners.

Summer has arrived. We have a great common area for all homeowners to use—the pool, spa, clubhouse, and tennis courts. Now is the time for RV owners to travel, guests to visit, and parties to happen. The days of summer are upon us.

With this summer season comes the responsibility to live within the guidelines set forth in the CC&Rs and R&Rs. Please remember that all guests must be accompanied by the homeowner when using the common areas such as the pool, spa, clubhouse or tennis courts.

Remember, no rafts in the pool, children under 14 must not use the spa, and the

homeowner must be present.

Recreational Vehicles may be parked in Mountain View for 48 hours in any 5-day period. This should give homeowners who have RVs sufficient time to load, unload, etc. You cannot have someone visit and live in your RV.

Guests may stay for a maximum of 60 days in any calendar year. This is a restriction placed upon 55 and older communities by the California Civil Code. The Board or the Management Company does not have the authority to waive this restriction.

We are trying to bring our community in compliance with the requirements called for in the CC&Rs and the R&Rs. Fences must be stained or painted, ARC guidelines must be adhered to, and the R&Rs and CC&Rs must be followed. Many homeowners moved into Mountain View with the expectations that rules were in place to fit their life style and protect their property values. This means all homeowners must follow the requirements of the CC&Rs and R&Rs.

Let's all have a great summer and continue to make Mountain View a "great place to live".



MOUNTAIN VIEW HOMEOWNERS ASSOCIATION
MEETING HIGHLIGHTS—JUNE 21, 2006
by Vickie Burt, Secretary

BOARD ACTION

- Approved minutes of the May 17, 2006 meeting.
- Approved Financials for May 2006. Total operating assets as of 5/31/06 are \$37,113.72. The total reserves are \$376,988.06. Total assets are \$414,101.78. Total equity and liability are \$414,101.78. The association is operating on a monthly assessment of \$101.00 as of August 1, 2005.
- Approved an amount not to exceed \$3,000.00 for storage shed.
- Approved investment in high interest CD's.
- Approval to proceed with collection on delinquent accounts.
- Adopted 2006-2007 Budget.
- Approved Reserve Study.
- Approved a proposal for power washing clubhouse and pool areas in the amount of \$325.00.
- Approved a proposal to repair automatic gates in the amount of \$225.00.
- Approved a proposal for audit services in the amount of \$895.00.
- Approved procedure for Internal Dispute Resolution to conform with Civil Code 1363.850.
- Approved Election and Voting Procedures to conform with SB61.
- Approved new officers for the Social Committee.
- Reported on correspondence with Moreno Valley Parks Department regarding repair to the equestrian trail on Cactus.
- Requested that management obtain proposal for maintenance management services.
- *Advised homeowners that revised parking rules had been mailed for their review.*

COMMITTEE REPORTS

- **Facilities:** Reported that a number of repairs have been completed including: painting clubhouse doors and installing tile in the clubhouse. The committee is working on entrance lighting and will address the project in phases. Installation of a pole light and monument lighting at the Cactus entrance will be the first objective. The padlock on the wooden gate adjacent to the clubhouse has been removed. The committee is researching solar power options for heating the pool.
- **Design Review:** Reminded homeowners wood fences must be stained. In addition, the application process for exterior home improvements was reviewed.
- **Landscape:** The spring color plants at the Cactus entrance and pool area will be replaced with summer color plants. The plants in the pots near the spa area are being updated.
- **Social Committee:** An update on social activities was offered including July 4th activities (refer to the newsletter for specific information). The Committee thanked Pete Hite for his donation of alcoholic beverages for social activities.

OPEN FORUM

There was discussion regarding RV parking on the streets and clarification on the design review application process.

THE NEXT BOARD MEETING WILL BE ON JULY 19, 2006.

Mountain View Architectural Review Committee ***by Ron Sais***

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.

- Q. I want to replace my wood sideyard gate with a wrought iron one, but I store my trash cans on that side. Do I have to use a mesh privacy screen?
- A. Yes. If your stored trash cans be seen from the street, you need to have a privacy screen attached to the wrought iron gate. Refer to the following CC&R excerpt for clarification of the rules.

Article II, Section 2.8, page 13 of our CC&R's relating to garbage can storage reads as follows: "TRASH" No trash may be kept or permitted upon the Properties or on any public street abutting or visible from the Properties except in containers located in appropriate areas screened from view. Such containers may be exposed to the view of neighboring Lots only when set out at a location approved by the Design Review Committee for a reasonable period of time (not to exceed twelve (12) hours before and after scheduled trash collection hours).

SUBMITTING YOUR STRUCTURE AND LANDSCAPE IMPROVEMENT FORMS

There have been some instances where paperwork for home improvement projects sent to Prescott by Mountain View residents have been misplaced or even lost. The Architectural Review Committee strongly recommends that homeowners make a copy of everything that they send to Prescott. Having a backup copy will save you the time and frustration of having to redo the application and any attachments.

It is each homeowner's responsibility to submit a Structure and Landscape Improvement Application for approval prior to beginning your project. Please see the excerpt from our CC&R's below which explains improvement(s) requiring approval.

Section 5.3.1 on page 31 of our CC&R's reads as follows: "Improvements Requiring Approval" No construction, installation or alteration of an Improvement, including landscaping, in the Properties may be commenced until the plans and specifications therefore showing the nature, kind, shape, height, width, color, materials and location thereof have been submitted to and approved in writing by the Design Review Committee; however, any Improvement may be repainted without Design Review Committee approval so long as the Improvement is repainted the identical color which it was last painted."

If you have any questions regarding a project, processing a form for approval, or why you need to submit a Structure and Landscape Improvements form, please contact any ARC member for guidance. Structure and Landscape Improvement Applications are available in the clubhouse library. Forms can also be downloaded from our community website at www.mountainviewhoa.org.

Architectural Review Committee Members:

Ron Sais (KateSais@aol.com), Sue Janssen (esjanssen@adelphia.net),
Jerry Little (RetLitFish@aol.com), Cliff Norton (saxencliff@aol.com),
Donna Sandoval (donna.and.delhi@verizon.net), Sharon Shavce (sshavce@gmail.com),
Horace Smith (hasmithgetsit@yahoo.com)



When we moved to Mountain View, it was a difficult decision. We were unsure how we were going to adjust being away from our family and friends. During this recent crisis with Louie's health, we realize we are part of a wonderful Mountain View community. We are truly grateful for all of your prayers, concerns and cards. Thank you very much.

Luis and Katie Brambila

Thank you...For those that offered their prayers and best wishes for my brother, Dennis Avery, regarding his kidney transplant, it is successful (so far). He remains close to Scripps Hospital for weekly checkups for another several weeks. But, the prognosis is great. He is starting to feel "normal" again. Thanks again for your support.

Nancy Berger

THE GARDENER'S CORNER

by Carole Sweeney



From the gardener's corner...July is one of our hottest, driest months. Summer heat is upon us but fall's cool weather is ahead and we should be planting our cool weather gardens too. Pinch back **herbs** to encourage branching and use the clippings fresh or dry them. Their flavor is at their peak early in the morning after the dew has dried but before the day becomes warm and the fragrant oils dissipate. Keep **citrus and avocado trees** well watered throughout the summer. Build a water basin to soak in deeply, but start it one foot away from the trunk to prevent crown rot.

Fill in garden gaps with summer-into-fall bloomers, especially alyssum, celosia, cosmos, petunia, portulaca, red sage, vinca and zinnias. Encourage repeat blooming by **pinching or cutting back** coreopsis, crape myrtles, dahlias, delphiniums, lobelias, petunias, salvias and verbenas. Continue **pruning spent blooms on roses** weekly or so until fall. Water only in the mornings to lessen mildew and other disease problems. Dig and **divide bearded iris** clumps if they are crowding each other or didn't bloom too much this year. Break off and discard the older central rhizomes that have no foliage. Let the young healthy rhizomes dry out of the direct sun for a few hours so a callus forms over the break before replanting it. On rhizomes with foliage, clip roots to two inches, and clip the remaining foliage to about an eight-inch fan. Dig compost and bone meal into the top six inches of soil. Replant the rhizomes a foot apart but deep enough to barely cover the rhizomes with soil and water in.

Make a sand can. Nothing prolongs the life of your tools like having a 30 gallon trash can half-filled with sand and infused with a quart or two of linseed oil. Thrusting tools into the oily sand will protect your hands and feet from sharp edges and prongs. Pull out the tools and they emerge clean, shiny and less likely to spread garden disease.

Happy digging in the dirt.

Garden Club News...I have information about an impressive garden railroad in Riverside that offers free tours. Documented on CNN, NBC and ESPN, this delightful G-scale (1/2 inch = 1 foot) railroad sits on 1/3 acre of beautifully landscaped land with more than 2500 feet of track. I can reserve a tour on October 8th from Noon to 3 p.m. or October 7th from 7 – 9 p.m. when all the buildings are lit up. Please call me as soon as possible if you

Project Linus

by Janet Jarosh

Join the Mountain View group of Project Linus Blanketeers in hand-making security blankets for seriously ill children at Loma Linda University Children's Hospital. They can be knitted, crocheted, quilted or fleece - any style, any color, machine washable, new, in child-friendly colors for ages newborn to teenage.

If you have an interest in making blankets or donating, contact me by phone or email (janet@citiusa.com). Even if you don't craft, you can help... Coupons for Michael's or JoAnn's would be appreciated along with a cash donation of \$5 if you'd like me to do the shopping for the blanket-making supplies.

Keep up the good work and Happy Blanketeering!



LADIES ' LUNCHEON

TUESDAY, JULY 18, 2006

12:00 NOON



**P.H. WOODS RESTAURANT
ALLESANDRO BLVD.**

MEET AT THE CLUBHOUSE AT 11:30 TO CAR POOL

**PLEASE RSVP TO JOANNE PHILLIPS
OR
JOTPHILLIPS@VERIZON.NET**



BOOK CLUB

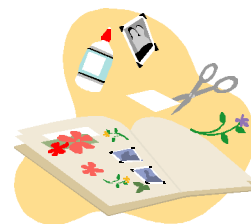
by Shirley DeCarlo

The Book Club will be on "summer vacation" for June, July and August, and resume again in September. We hope to begin again with a sizeable group and need your input as to how to get more people involved. So, anyone who did attend at one time or another, call Shirley anytime between 6:00 a.m. and 9:00 p.m. if you can think of something unique to entice new members. Have a great summer!

CRAFTS

by Twila DeWalt

Come on down to the clubhouse on July 17th at 6:30 p.m. when Glenda Ireland will show us how to preserve our photos with Creative Memories scrapbooks and materials.



What's Cooking?

Garlic Shrimp



Marinade:

¼ cup extra virgin olive oil
2 tablespoons lemon juice
2 tablespoons finely chopped parsley
2 teaspoons dried oregano
1½ teaspoons minced garlic
1 teaspoon lemon zest
½ teaspoon kosher salt
¼ teaspoon ground pepper
¼ teaspoon crushed red pepper flakes

Other:

1¼ lbs shrimp (no smaller than 20/30 count)
Fine dried bread crumbs

Mix marinade. Put in plastic bag with shrimp for 30 minutes to 1 hour before cooking.

Remove shrimp from plastic bag. Thread onto skewers. Sprinkle with bread crumbs. Cook 4 to 6 minutes on barbeque. Turn halfway through. Serve hot.

Can be used as an appetizer or main dish. For a main dish allow ½ pound of shrimp per person. For an appetizer, allow for 4 to 5 shrimp per person.

BY



work!

POP-TOPS

Nancy Berger (485-3052)

Another 10.5 pounds have been donated to the Dialysis Center. Add this to the 142.5 pounds for a total of 153 pounds. Keep up the good

COUPLES GOLF

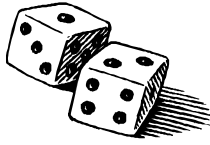
by Fred Humphrey



Would you be interested in joining a 9-hole couples golf league? We would golf at 5:00 p.m. on Wednesdays at the Ranch Golf Course at Moreno Valley. The Ranch Golf Course has offered us a price of \$10 per person for nine holes including the cart.

The idea of this golf league is to have a social outing. Once we get started we can have events like a scramble or best ball of two or four. You do not need a handicap, we can fix that.

If you are interested please call Fred Humphrey at 485-6815 or e-mail at fhumphrey@adelphia.net. The more couples the more fun. We would like to start within the next two weeks. Please call ASAP.



BUNCO!!

Bring \$4.00 and Join Us at the Clubhouse

Most Buncos - Yolanda Takacs

Most Baby Buncos - Fran Martinez

Most Wins - Marilyn Dawson

Most Losses - Lola Emmermanus/Janet Hansen (tie)

Last Bunco - Twila DeWalt

TUESDAY, July 11, 2006

(2nd Tuesday of the Month)

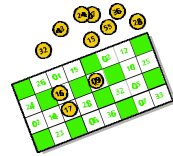
6:30 PM at the Clubhouse

What to bring: Cool Appetizers

For more information contact:

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

**BINGO WILL NOT BE HELD DURING THE
MONTHS OF JULY, AUGUST AND SEPTEMBER.
WE'LL MEET AGAIN IN OCTOBER. DATE TO BE
ANNOUNCED LATER.**



To Suzanne and Irwin Werner for your donation of a wine rack for the storage closet at the clubhouse.



TRASH PICKUP

REMINDER: During the 4th of July week, trash will be picked up on Saturday instead of Friday. So, put your trash cans out Friday night



WHAT'S HAPPENING

by Joanne Pavlik

This is the last month of duties for this Board and I want to thank each one of the committee chairs and Club officers for their support and the activities they sponsored for Mountain View homeowners. We may be small, but we are very ACTIVE!!

I know you join me in thanking the officers: Sharon Cristino for her clear thinking and her spreadsheet budgets; Marilyn Dawson for her matter-of-fact approach to getting things done; Godfrey Asciak for his efficient bookkeeping skills.

Welcome to the new officers! WOW, these are great people to work with!! Come join their team.

| | |
|-----------------|-----------------|
| President: | Janet Hansen |
| Vice President: | Doris Polley |
| Secretary: | Shirley DeCarlo |
| Treasurer: | Godfrey Asciak |

*There are committee chair positions that need YOU.
And, the chairs need committee members.
And, they all accomplish great things for all of US.
And you are one of US,
So what are you waiting for?
Join in wherever you would like.*

The planning and preparation can be as much fun as the events, the fun game evenings, dinners, mini-classes, gardening, exercises, and more. There is a place for everyone, and we can always make more room.

Save The Date

July 4th Celebration 5:00 pm: Bring a dish to share, 50/50, Bar with specialty drinks!!
Relax at poolside, Take a dip!

See the calendar for other scheduled activities.

The new flooring in the clubhouse looks great and will make that room more functional for activities. That couch and furniture just kept getting heavier and heavier each time we needed to move it. This arrangement will accommodate our needs and make it easier on backs. Thanks to the HOA Board for hearing our needs.