

## **HOA BOARD**

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Fred Humphrey: Treasurer  
Eunice Kang: Secretary  
Pat Roy: Director-at-large

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### **Social Club Chair:**

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## **MANAGEMENT COMPANY**

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## **COMMUNITY WEB SITE:**

**MountainViewHOA.org**



# **“THE VIEW” July 2019**

## **Homeowners and Residents of Mountain View**

Last night at the HOA Meeting we saw many of you supporting your community. It is such a nice feeling to know that so many people respect their community enough to commit the time to attend the meetings. It helps the Board members to know that the support is there, and we are not just doing things that no one cares about.

We covered a lot of areas last night. The first was our Property Manager, Amy, who had surgery yesterday. It was too soon to learn how it went and how she is doing, so keep her in your thoughts and prayers. Rebecca, our previous manager, will be filling in during Amy's long recovery of an anticipated three to four months.

After years of talk, banter, questions and research, we have finally purchased a solar, immediate feedback, speed limit sign. A location on Grandview has been selected and it should be installed within the next few days. It was decided that it could be installed on one of the existing light poles, so nothing additional will be put in anyone's yard. We would love to have your feedback on how you feel that it affects your speed when going down the hill. Hopefully, one sign will be enough and we won't have to purchase another one.

Insurance was on the agenda since it is time to renew our primary policy. We also had a discussion about insurance and the requirements when a resident rents the clubhouse for a special occasion. Also, how it covers special events with outside guests involved. Rebecca will be questioning our carrier and getting back to the Board as soon as possible. Insurance is a big concern for the Board as we need to make sure our liabilities are all covered and we are getting the coverage we pay for.

One of our lovely older couples is having to make a change in their living arrangements. They will be having an approved Estate Sale in order to downsize. I am sure it will be happening soon, so look for an email announcing the sale. We always hate to see someone leave our community, but it is inevitable in a community like this. We all have a 'next chapter' in our lives. We wish them well in their next chapter.

Landscaping announced that one day in July we will need to have the pool closed in order to have the fruit cut from the palm trees. It is a messy job and would be dangerous for someone in the pool area. Bare with us, we'll have it done as quickly as possible. I think they will do it on a Monday so Water Aerobics isn't interrupted. We'll let you know as soon as we have a date set for the work.

Just a reminder about our fur babies. Although we love them, the pool and clubhouse are off limits to them unless they are a trained seeing-eye dog. Please respect our rules and policies as they are here for the betterment of our community. If it weren't for our rules and policies our community wouldn't be as nice as it is.

With summer here and heating up our world, just know that our Property Manager helps keep our community in prestigious condition. Some of the things they look for when monthly surveying our community are the condition of our yards and the outside of our homes. You may get letters from them regarding overgrown plants, the condition of your grass, and the paint on your home. Some of our homes are in need of paint and may get dry rot on the trim if the paint has worn and faded away. Our homes are somewhere around 15 or more years old and should have been painted, or at least touched up. So take a long hard look at your home and check for the things mentioned so you can keep up with the general aging of your property.

Regards,  
Carolyn Daniels

# Mountain View HOA Board of Directors Meeting Highlights

Wednesday, June 26, 2019 – Eunice Kang

## FINANCIAL SUMMARY:

May 31, 2019

Operating Income/-Loss	\$30,562.20
Y-T-D Reserve Funding Actual	\$113,414.69
Y-T-D Reserve Funding Budget	\$99,540.00
Operating Funds	\$86,183.13
Petty Cash	\$1,500.00

## DELINQUENCY STATUS REPORT:

As of May 31, 2019, there is a total \$6,891.38 in delinquent assessments. This value represents an approximate delinquency rate of 1.7%, as compared to the March 31, 2019 delinquency rate of 1.58%.

## COMMITTEE AND MANAGEMENT UPDATES:

**Finance:** We procured a \$100K CD with 2.5% return and \$58K CD with 2.35% return. Our finances and budget look good.

**Social:** Independence Day Party June 30, TGIF July 26, and Volunteer Dinner Sept 1.

**Facilities:** Dogs are not allowed in pool area. Two dogs were brought there by residents. ProFitness will instruct and demonstrate new gym equipment use July 3. Gym towel dispenser will be relocated. Parking lot needs new light fixture. Tennis court bench peeling will be repaired.

**Landscape:** Proposals for plantings at gates and mulching were presented and approved by Board. Palm tree trimming will be scheduled. Clubhouse area will be closed at that time. A diseased olive tree was noted by tennis court and will be removed.

**Communications:** Newsletter revenue exceeds cost by \$2316 for fiscal year (August/2018-July/2019). Updated excess will be requested for Social Club at July HOA Board meeting. In-house printing continues to save us money.

**Clubhouse Renovation:** A couple of delays: New window treatments will be installed in July. The 28 new multifunction chairs are now expected in July. Swivel stools for bistro tables arrived and must be assembled. Utility shed is not yet selected. Wall décor and acoustics will be addressed when all else is done.

## HOMEOWNER FORUM (for items on agenda):

(none)

## BOARD ACTIONS:

### **Consent Calendar**

#### **The Board approved:**

- May 2019 Open & Exec. Session minutes
- June 6, 2019 Open Budget Session minutes
- April 2019 Financial Statement

**CPA Proposals** – Board approved bid by Newman and Assoc. to audit and prepare taxes for 2019 fiscal year, ending July 31, for \$925 to be funded by CPA Services Operating Account.

**HOA Insurance Renewal** – Board approved policy for \$7373, funded by Insurance Operating Account.

**ARC Notices of Completion** – Removed from agenda. (This is appropriately handled by ARC.)

### **Unfinished Business**

**Radar Speed Sign Location** – Board approved a location for the new sign. Board requested another bid, besides the one by ProTec, to install the sign.

### **New Business**

**Rental Riders for Clubhouse** – Board reviewed information from the HOA's insurance and requested more information on what is required.

**Security Cameras** – Board reviewed a bid by Custom Install Pros for additional outdoor security cameras and requested another bid. The feasibility of adding these cameras was also discussed.

**Gate Installation and Repair** – Board approved bid by Automated Gate Services to replace and repair gate equipment, for \$1725 to be funded by reserves.

## HOMEOWNER FORUM (for non-agenda issues):

Vivian Holloman asked for information on the identity of a driver who backed into her car in the parking lot. This was provided.

Betty Thomas asked for information on having an estate sale. Pat Roy offered to assist her.

Janet Mc Kinley presented some interesting material on group travel. The Board suggested that we get this on the next agenda to form a committee to lead this effort. It really sounds exciting.

## NEXT HOA BOARD MEETING:

Wednesday, July 24, 2019 at 6:00 pm at the clubhouse.

## Social Club

Maggie Lawrence

Good morning ladies of mountain View,

We are going to try something new for the month of July. Instead of having a "Ladies' Luncheon" we are going to have a "Ladies' Breakfast" during the month of July.

We will be meeting on July 8<sup>th</sup>, 9:30am at  
Black Bear Diner,  
24949 Sunnymead Blvd.  
Moreno Valley.

Come join your neighbors for a wonderful time of conversation and good food.

We ask that you RSVP before July 5<sup>th</sup>. so that the restaurant staff can provide adequate seating for us.



## Funny Story Of The Month

From The Editor

A guy is reading his paper when his wife walks up behind him and smacks him on the back of the head with a frying pan.

Confused, he asks, "What was that for?" She says, "I found a piece of paper in your pocket with 'Betty Sue' written on it."

He says, "Jeez, honey, remember last week when I went to the track? 'Betty Sue' was the name of the horse I went there to bet on." She shrugs and walks away.

Three days later he's reading his paper again when she walks up behind him and smacks him on the back of the head again with the frying pan. He asks, "What was that for?"

She answers, "Your horse called."



## Social Club

### Upcoming Events

Maggie Lawrence

#### MEN'S BREAKFAST

Wednesday, July 10, 2019

8:00am Polly's Pies  
12625 Frederick #M  
Moreno Valley, CA

Please contact Bill Donner: (951) 413-6201

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#### LADIES' BREAKFAST

Monday, July 8, 2019

\*\*\*\*\* 9:30am \*\*\*\*\*

Black Bear Diner  
24949 Sunnymead Blvd.  
Moreno Valley, CA

Please contact Lori Humphrey: (951) 472-0427  
or Marianne Montano: (951) 924-1252

Please RSVP By July 5, 2019

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#### DINE OUT

#### Thursday, July 18, 2019

5:30 pm at Cactus Cantina  
151 E. Alessandro Blvd.  
Riverside CA

Contact Sue Sloan Phone - (951) 455-3554  
or text - (562) 480-1257  
RSVP By July 15, 2019

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#### TGIF

#### Friday, July 26, 2019

5:00pm Happy Hour  
6:00pm Potluck Dinner  
At the clubhouse

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## Water Aerobics

Wendy Buck

Hello Mountain View friends and neighbors,

Well, summer is in full swing and we are enjoying good exercise, music and fun in our pool with Water Aerobics.

We meet every Tuesday and Thursday from 2:00pm until 3:00pm, everyone is invited.

Please bring a ball or a noodle, if you have one, for the pool. If you don't have one, that's okay too, we have a few spares you can borrow until you purchase your own.

Both men and women are welcome, so come on out and join in the fun with music, laughter and, of course, the healthy benefit of exercise.

Please, no children are allowed in the pool while the Water Aerobics classes are in session.

See you in the pool  
Wendy Buck



## Mountain View Bowling

Linda Keller

Attention All Mountain View Bowlers,

Come and join us for a great time of bowling with your friends and neighbors.

We meet every Thursday morning at 9:30am.

### Brunswick Lanes

24666 Sunnymead Blvd,  
Moreno Valley.

See you soon,  
Linda Keller



## Domino's

Vivian Holloman & Jesse Roulhoc

Mountain View neighbors,

Please come and join us for a fun filled, friendly game of Dominos. We meet every Tuesday afternoon from 3:00pm until 6:00pm in the clubhouse.

Don't know how to play? That's okay, we'll teach you.

Be ready for good food, a lot of fun and friendly competition.

Hope to see you there.  
Vivian and Jesse



## Neighborhood Watch



***Don't speed!***

The community speed limit is **25 mph.**

Our streets are narrow, and we have residents walking, jogging, and bike riding.

For everyone's safety – **please slow down!**





## Letters to the Editor

Dear Neighbors,

There have been a rash of alarming phone calls lately, threatening arrests, suspensions of accounts, etc, if you do not reply. They ask for things like your Social Security number, account number or credit card number.

**THESE ARE SCAM CALLS AND ARE VERY DANGEROUS. DO NOT GIVE THEM ANY INFORMATION.**

Be aware that:

The IRS would never call or email you.

The Social Security Administration would never call or email you.

Your bank or credit card company would never ask you to give account information over the phone or email.

Also,

If your "grandchild" or other loved one calls for you to send them money, ask for verifying information such as their birthday or mother's maiden name or something that only the two of you would know.

**KEEP SAFE, BE WISE**

Eunice Kang

Hi Neighbors,

A large snake was spotted in one of our resident's back yard. This one was about 5 feet long.

Be aware of these critters when you are in your yards doing your gardening.

If you see one, just stay away from it. It will not bother you if you do not bother it.



Eunice Kang

## Rattle Those Pots and Pans

*From The Kitchen of Katie Wenke*

### CREAMY CHEESE SCALLOPED POTATOES

#### Ingredients

2 Tbs Butter

2 Tbs Flour

¾ Tsp Salt

Dash Pepper

1 1/3 Cups 2% Milk

2 Medium potatoes, (Peeled and thinly sliced)

2 Tbs finely chopped onion

¼ cup shredded cheddar cheese

#### Directions

Melt butter in a small saucepan.

Stir in flour, salt and pepper until smooth.

Gradually stir in milk and bring to a boil.

Cook and stir until thickened.

- In a 1-quart baking dish
  - Coated with cooking spray.
- Layer half of the potatoes, onion and half of the sauce.
- Top with remaining potatoes and sauce.

Cover and bake at 375 degrees for 30 minutes.

Uncover and sprinkle with shredded cheddar cheese.

Bake an additional 10 to 15 minutes longer or until potatoes are tender.

Enjoyable



# The Green Thumb Corner

Victoria Klaas  
MViewGardener@Gmail.com

Hello fellow gardeners,

I am commonly asked questions concerning what plants will grow in shade. Most people want to add color to areas of shade in their gardens but have been unsuccessful. Admittedly, the list of plants which will grow in shade is not as long as those which enjoy more light. But in our hot inland climate, many plants recommended for sun will actually prefer shade or part shade.

It is important to understand the differing degrees of shade typical in the average yard. Deep shade, such as one might find under a densely leafy tree or under a North facing patio, is a huge challenge, as they will receive little or no direct sunlight. Options under these conditions may limit one to non-flowering plants such as ferns, and various shrubs not grown for flowers.

Most of us have an area with morning sun on the east side of our house. This is the best arrangement for the widest variety of flowering plants. The morning sun is considerably cooler than afternoon sun; So sun sensitive plants will gain protection and thrive.

Here are some examples of plants suited to grow in morning sun:

- Tree ferns, Mahonia, also known as "California Holly"(Mahonia bealei and M. lomariifolia).
- Pittosporum, which has fragrant early summer flowers that smell like orange blossoms.
- Japanese privet (Ligustrum Euonymus, with foliage in gold, green, or silver Abutilon, also known as "Flowering Maple".
- Acanthus (Acanthus mollis); a tropical looking large leaved perennial, also known as "Bear's Breeches".
- Daylily Agapanthus, is a perennial available in various shades of violet blue or white. Snow-bush (breynia). This is a tender perennial in our region, but worth growing as a summer annual for its colorful foliage and dainty growth habit.
- Bergenia, an old fashion, perennial which flowers in midwinter.
- Fuchsias, all varieties, best in hanging baskets.

# The Green Thumb Corner

Victoria Klaas  
(Continued)

- Impatiens, available in a vast array of colors. Cymbidium, the only orchid hardy enough to grow outdoors year-round in our climate.
- Epiphyllums, rainforest Cacti which are available in nearly every color imaginable, and sometimes sport flowers as large as a dinner plate.

Best in hanging baskets, Begonias, including tuberous begonias Coleus are available in an infinite number of varieties and colors. Geraniums (Pelargonium) drought tolerant and carefree.

Azalea, acidic soil Camellias, acidic soil Hydrangeas, acidic soil Caladiums, colorful foliage grows rapidly from spring planted tubers and all shade-loving annuals and perennials.



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