

## HOA BOARD

Pat Roy President  
Proyteacher1@gmail.com  
(951) 323-1998

Sharol Lewis Vice President  
Bob Victor Treasurer  
Gretchen Williams Secretary  
Erma Wallace Director-At-Large

## NEWSLETTER

Carol Walker (Editor and Printing)  
MViewEditor@gmail.com  
(904) 708-0011

Grace Paltikian (Advertising)  
(951) 247-5078

## COMMITTEES

### ARC (Architecture) Chair:

Ed Boone  
(951) 237-1273

### Communications Chair:

Eunice Kang  
eunice4kang@gmail.com  
(951) 500-3835

### Facilities Interim Chair:

Bob Victor  
(951) 965-0772

### Finance Committee Chair:

Dan Klaas  
dklaas6@gmail.com  
(909) 223-0116

### Landscape Chair:

Erma Wallace  
Greatfriend.wallace@gmail.com  
(951) 536-5122

### Neighborhood Watch:

Ed Boone, Captain  
(951) 237-1273

### Social Club Chair:

Carol Walker  
ecrosheck@gmail.com  
(904) 708-0011

### Technology Chair

Darryl Householder  
(951) 385-5655

### Clubhouse Rental

Bob Victor – (951) 965-0772  
Pat Roy – (951)323-1998

## MANAGEMENT COMPANY

### FirstService Residential

25240 Hancock Avenue  
Suite 400  
Murrieta, CA 92562

### Amy Dankel

Community Manager  
Amy.Dankel@FSResidential.com  
(951) 973-7519 Direct Line

### Kate Allen

Assistant Community Manager  
Kathleen.allen@FSResidential.com  
(951) 973-7509 Direct Line

## COMMUNITY WEB SITE:

**MountainViewHOA.org**



# “THE VIEW”

## July 2023

Greetings everyone. Hoping everyone has a great 4<sup>th</sup> of July!

**HOMEOWNER FORUM – AGENDA ITEMS** - There was a comment regarding the possible re-finishing of the kitchen cabinets and a comment regarding the prudent spending of association monies.

**CONSENT CALENDAR** – Approved as presented.

**UNFINISHED BUSINESS – PROCESSING FEE AND PROJECTS THAT DO NOT NEED TO BE SUBMITTED WITH A FEE** – Approved: the proposed ARC rule change to be effective August 1, 2023. The rule indicates the application fee has been increased from \$50.00 to \$95.00.

**POSSIBLE EXPANSION OF GOLF CART PARKING AT CLUBHOUSE** – After evaluating possible additional spaces, the Board of Directors determined there is simply no way to add additional golf cart parking spaces other than parking in one of the regular parking spaces.

**INDIVIDUAL GATE CODES FOR RESIDENTS** – There was a discussion as to the possibility of assigning each homeowner a separate 4-digit gate code. The purpose would be to track entry into the community during the night and early morning hours, the time when thefts occur. A problem arises when we begin discussing what code to give to our vendors, UPS, FED EX, gardeners, housekeepers, etc. The board decided to have management research alarms, increased lighting, and virtual security as an alternative.

**TAX AND AUDIT PROPOSALS**–Approved: the audit firm of Inouye Shively Klatt & McCorvey to conduct an audit and prepare taxes for fiscal year end July 31, 2023.

**CLUBHOUSE KITCHEN CABINET STAIN AND PAINTING PROPOSAL**–The board requested proposals to stain or paint the clubhouse kitchen cabinets. While waiting for the proposals, board members cleaned the cabinets and tried to use wood pencil coloring and furniture oil on the scratches. Neither of those worked. The board decided not to move forward on any cabinet resurfacing project at this time.

**MOVIE NIGHT** – Approved: the return of Movie Night with some restrictions.

**MORGAN STANLEY FINANCIAL RECOMMENDATIONS FOR EXPIRED CD** – The board tabled a vote until management can research the item further.

**SOCIAL COMMITTEE APPOINTMENT – BOARD LIASION**–Gretchen Williams has been appointed board liaison to the Social Club.

**HOMEOWNER FORUM – ITEMS NOT ON CURRENT AGENDA**–No items presented.

**OTHER** - Just a reminder to those who use the clubhouse main room storage cabinets. One of the cabinet doors has been broken, top to bottom. A new door will have to be ordered through Home Depot. Please do not lean on cabinet doors or store anything inside that does not completely fit. If an item prevents the door from freely closing, please store it elsewhere.

Until next time,

*Pat*

**Attention Residents:** This publication can be viewed in full color on our community web site.

# Mountain View HOA Committee Highlights

Wednesday, June 28, 2023 by Gretchen Williams

## **FINANCIAL SUMMARY:**

### **May 2023**

|                              |              |
|------------------------------|--------------|
| Operating Income/loss        | \$19,344.94  |
| Y-T-D Reserve Funding Actual | \$82,535.78  |
| Y-T-D Reserve Funding Budget | \$73,170.00  |
| Operating Funds              | \$209,595.07 |
| Petty Cash                   | \$1,500.00   |

## **DELINQUENCY STATUS REPORT:**

As of May 30, 2023, there is a total of \$4,803.00 in delinquent assessments. This value represents an approximate delinquency rate of 1.57%, as compared to the last delinquency rate of 1.44% on April 30, 2023.

## **COMMITTEE UPDATES:**

### **ARC:**

The ARC committee approved several applications.

Residents need to complete the application of completion once the project has been completed.

As of August 1, 2023 a nonrefundable application fee of \$95.00 is required for each Home Improvement Form filed with the Management Company.

There are many home projects that have no fee, BUT must be submitted to the ARC for approval.

## **COMMUNICATIONS:**

There are colored pictures on the outside bulletin board from June events. After being displayed for a month, the pictures are put in a photo album that is kept in the clubhouse.

There was \$390.00 in ad revenue last month. The total cost of office supplies for the fiscal year is \$2572.00.

A new community directory will be printed this August. Only 10 homes remain to gather their information and then we will be able to print it.

## **FACILITIES:**

Completed power wash of building and spa wall. Soon will be purchasing three patio benches, cleaning the pool room carpet and fixing a broken cabinet door. In the future will be replacing the tiles in the pool area.

## **FINANCE:**

The Finance committee reviewed the budget and made recommendations to the board.

## **LANDSCAPE:**

The palm next to the pool gate was removed and a decorative large rock put in its place. The bushes and palm trees around the spa will be trimmed. Dead bushes will be removed on the hillside above the Pickleball court and new acacia bushes will be planted.

## **SOCIAL CLUB IN JUNE:**

...was an enjoyable **trip to San Juan Capistrano** coordinated by Grace Paltikian. Several did not show that she was expecting. Please, in the future, if you are unable to make the trip, let her know.

...was a great **Pancake Breakfast** enjoyed by all who attended. Thank you Yolanda Takacs for preparing a wonderful breakfast.

... was an election of two new Social Club officers. The **Social Club is glad to announce Carol Walker as the new Chair and Vivian Hollomon as the new Vice-chair**. Congratulations!

## **TECHNOLOGY:**

The audio/visual committee will be purchasing a new A/V Receiver, a 4K Ultra Blu-Ray Player, and two speakers for the clubhouse.

## **NEXT HOA BOARD MEETING:**

Wednesday, July 26, 2023 (6:00pm in clubhouse)



# Social Club

Special thanks to all who continue to help with setting up our events. We couldn't have these events if it weren't for those who organize, set up, decorate, serve and clean up.

The Social Club meeting was called to order at 10:00 am by chair Sharol Lewis

**Financial Report-**Judy Box gave the financial report. Current bank balance is \$4,083.80. The Ladies' Tea brought in \$410. Some of the supplies purchased can be used again for future teas. The total cost to the Social Club is \$177.95

## Looking Back:

**Ladies' Tea** -.Had 40 in attendance. Beautiful affair. Plans are to be repeated yearly. The only complaint was too much food. One suggestion was to have a printed menu.

**TGIF - Kickoff to summer.** Nice affair. No complaints. There were enough hot dogs and hamburgers for all. It was suggested that TGIF have games (ping pong, corn hole) or karaoke.

**Page Turners Book Club** - First meeting was in May and the first book was Four Winds by Kristin Hannah. The June book was Kindred by Octavia Butler. It is a time travel book. Page Turners Book Club meets monthly on the 4<sup>th</sup> Thursday from 10:00 am to 12:30 pm in the clubhouse.

**Pancake Breakfast** - Held on Saturday, June 17<sup>th</sup> from 9-10 am. The cost was \$5.00 at the door. Attendance was less than expected. There was a larger attendance last year, perhaps because there was no charge.

**TGIF for June-** Southern food theme.

On June 24 — A planned trip to San Juan Capistrano via the train.

The Social Club committee approved Ed Boone to purchase Pickleball supplies. 18 Pickleballs are needed, a battery for the leaf blower and a dustpan.

An election was held for the Social Club Chairperson and Vice Chairperson. Carol Walker was the only application received for Chairperson. Vivian Holloman agreed to be Vice Chairperson. The Secretary and Treasurer will remain the same. The Social Club moved and passed Carol and Vivian to the positions

Thank you, Joan Brodowsky, for your many years of service on the Social Club.

**Upcoming Event:** Sundaes on Sunday (SOS)- Sunday July 9<sup>th</sup> at 2:30 pm at the clubhouse. \$1.00 at the door.

Meeting adjourned at 10:35 am.

*The Social Club Committee:  
Sharol Lewis, Joan Brodowsky,  
Judy Box, Jo Lippine, Grace Paltikian*



# Social Club Congratulations Letter

## CONGRATULATIONS TO:

Carol Walker – Social Club Chairperson  
Vivian Holloman- Social Club Vice Chairperson

These two ladies have been elected to serve as officers on the Social Club Committee commencing on July 1, 2023. I'm confident they will serve our community well.

The new Social Club Officers are as follows:

Carol Walker – Chairperson

Vivian Hollomon – Vice Chair

Jo Lippire – Secretary

Judy Box – Treasurer

Grace Paltikian- Member at Large

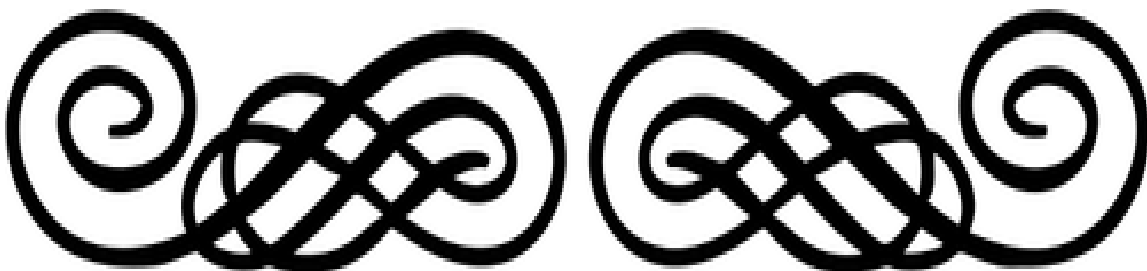
Joan Brodowsky stepped down from her role as Vice Chairperson. She's spent many years giving her time as a volunteer for our community and should be commended for her service. Joan was always ready to do whatever was needed in order to make our community a success. She will continue to meet and greet new residents as they move into our community and also support the Caring Committee. Joan's presence on the Social Club Committee will be missed.

Special thanks to all who supported me as Interim Chairperson. I worked with some great people who were patient with me during the process and I enjoyed every minute of it.

The Social Club Committee members allowed me to lead and plan, the Up and Down Crew never complained, TGIF ladies are fantastic to work with (one of which is our resident caterer), and shopping trips with our beverage bar hostess. And thanks to those who attended the meetings and offered ideas and suggestions. Your input was deeply appreciated.

Yours truly,

Sharol Lewis





## Something Lovin' from the Oven

By Eunice Kang



**Fresh Strawberries** are now in the market at a reasonable price. It's time to enjoy your favorite Strawberry Shortcake or this unusual but delicious alternative.

### French Strawberry Cake

#### **Ingredients**

1¼ cup sugar, divided  
1 stick unsalted butter at room temperature  
2 large eggs  
1 tsp vanilla extract  
1⅓ cups flour  
1¼ tsp baking powder  
¼ tsp salt  
½ cup sour cream  
1 lb. strawberries, stemmed and halved

#### **Preparation**

- Preheat oven to 350°.
- Spray a 9-inch cake pan with cooking spray.
- Beat together butter and 1 cup sugar until pale and fluffy, 5-7 minutes.
- Add eggs, beating well after each egg.
- Beat in vanilla extract.
- Whisk together flour, baking powder, & salt.
- Add to butter mixture alternately with sour cream, beating just enough to combine.
- Fold in strawberries. Spread batter into pan.
- Sprinkle with remaining ¼ cup sugar.
- Bake 40-50 minutes until done.
- Cool completely on rack. Turn out onto plate.
- Serve with additional fresh sweetened strawberries.

Note: I submitted this recipe two years ago, but I was kind of busy this month with the new directory updates, so here it is again.



## THE GREEN THUMB CORNER

From the Archives by Victoria Klaas

Greetings Green Thumbers!

Once again, we are enduring fierce July heat and our focus is primarily on keeping our gardens watered. The first scorching days emphasize the lawn areas that are not getting adequate water. If your lawn is plagued by areas of sunshade or dead grass, a lack of water is almost certainly to blame. Try placing an empty tin can on one of the bald spots then run your normal watering cycle. If there is less than one inch of water in the can when the cycle is completed, you may need to adjust the time, fix plugged sprinkler heads or water more often. You almost CANNOT overwater turf grasses. They are the thirstiest plants we grow.

If your lawn thickness is good, but you still are not satisfied with the color, apply fertilizer even on very hot days. "Ironite" makes a liquid lawn fertilizer that delivers much needed iron to grass roots and a yellow lawn can become dark green in two days. A very low concentration of nitrogen is included in this product which also improves color, health and vigor without burning.

Water established trees slowly and deeply once or twice this month and newly planted trees a couple of days a week the first summer.

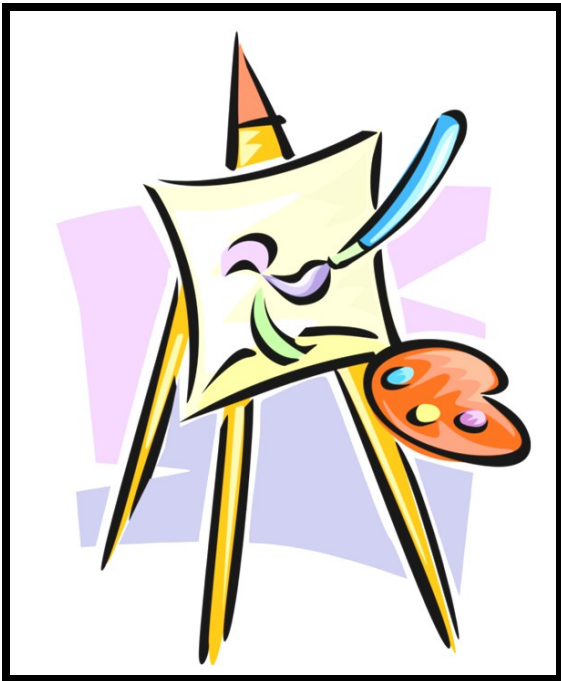
This is an excellent time to apply mulch to bare soil areas. It will improve appearance, smother weeds, and conserve soil moisture. This is NOT a good time to add new plants to the landscape but if you do, don't spare the water. New plants have very shallow root systems. The soil can become bone dry, six or more inches deep, within one day of hot weather. Wait until October to add new plants.

Prune Leggy Hibiscus to the desired height. Select an outward growing leaf bud on each branch and cut just a quarter of an inch above it. This will result in a bushier plant with more flowers. You will sacrifice a few flower buds but Hibiscus plants are vigorous growers and the improved shape and bloom quality will make this worthwhile.

Continue to check your garden for pests. Most plant pests may be killed or discouraged by the use of harmless controls such as Insecticidal soap. Also, continue to deadhead spent flowers on roses and perennials. Don't be afraid to summer prune your roses. Their shape and size will be more pleasing.



~Happy gardening, Victoria



# Paint n' sip

Friday, August 11, 5:00 pm

\$15.00\*

- ❖ Includes canvas, paint and brushes
- ❖ Led by an art instructor
- ❖ Refreshments

- ❖ *Easels provided to place your canvas on.*
- ❖ *Wear an old shirt or smock to protect your clothing from paint.*
- ❖ *Reservations to Judy Box or call/text Pat Ezell at 310-382-0880.*
- ❖ *\* Deadline for reservations is August 1. Pay at the time of reservation.*
- ❖ *\* All checks made out to "Mountain View Social Club".*
- ❖ *Come and paint a masterpiece!*

## Health Tip for Pickleball Players

- More than 60 percent of injuries sustained by Pickleball players 60 and older resulted from slips, trips, falls or dives, according to our recent study of people who went to U.S. emergency departments. Wrist fractures are more common among women, while men are more likely to develop strains and sprains. To lower your risk, wear shoes that support lateral motion, like those for tennis – not running shoes designed for forward motion. A lesson can help you learn the correct technique and you might want to wear a wrist brace. To prevent strains and sprains, warm up for five to 10 minutes before playing. Loosen up your large muscles and shoulders.

~ **Charles DiMaggio**, Director of Injury Research, NYU Langone Health and coauthor of a study on Pickleball injuries.



## Page Turners Book Club

The members of Page Turners Book Club decided that the book for the July 27<sup>th</sup> meeting will be:

***The Seamstress of New Orleans***  
**By Diane C. McPhail**

Page Turners will meet monthly on the 4<sup>th</sup> Thursday from 10:00 am to 12:30 pm in the clubhouse.



## Quote of the Month

**“Rule number one is, don’t sweat the small stuff. Rule number two is, it’s all small stuff.”**

- Robert Eliot, author

## Outside Community Events

➤ **Ladies’ Luncheon:**

Tuesday, July 11, 2023; 11:30 am  
Polly’s Pies  
12625 Frederick #M, MV  
RSVP: Pat Ezell: 310-382-0880  
Janet McKinley: 916-802-5380

➤ **Men’s Breakfast Club:**

Wednesday, July 12, 2023; 9:00 am  
Polly’s Pies  
12625 Frederick #M, MV  
RSVP: Dan Klaas: 909-223-0116

➤ **Dine Out:**

Thursday, July 20, 2023; 5:30 pm  
Steer N’ Stein  
14950 Perris Blvd., MV  
RSVP: Erma Wallace: 951-536-5122

## Interesting Facts

### **Bowling used to be banned in England, except for on Christmas.**

In late medieval and Tudor England, rulers believed that lower-class men had two main responsibilities: working and preparing for possible combat. Thus sports and games – a distraction from said duties – were often subject to legislation, especially if people bet on their outcomes. King Edward III banned bowling in 1361, although Henry VI allowed it again 94 years later. During Henry VIII’s 16<sup>th</sup> century reign, he banned bowling anew, as well as tennis, bocce ball, cards, and dice. However, those with more resources could apply for special bowling licenses to play on their own greens and, although the laws prohibited bowling alleys, Henry VIII had his own lanes installed at Whitehall Palace. There was just one time of year when common people were allowed to enjoy bowling: the 12 days of Christmas. Although citizens were rarely cited for challenging this bowling ban, the law endured for more than three centuries.

British, German, and Dutch settlers brought the pastime to America where lawmakers launched their own strikes against bowling. Stateside bowling alleys in the 1800s were mostly owned by bars so elected officials linked the activity to gambling and crime. In 1841, Connecticut banned nine-pin bowling lanes, and other areas of the country followed. To bypass the statutes, bowlers added a 10<sup>th</sup> pin creating today’s game. As of 2018 the U.S. had just 19 nine-pin bowling alleys, all in Texas, a state that began taxing operators prior to Connecticut’s ban.



## ARC Committee Notice



The July ARC meeting will be Monday, July 24 at 9:00 am. Any new Home Improvement Forms requiring ARC approval must be submitted to FirstService early

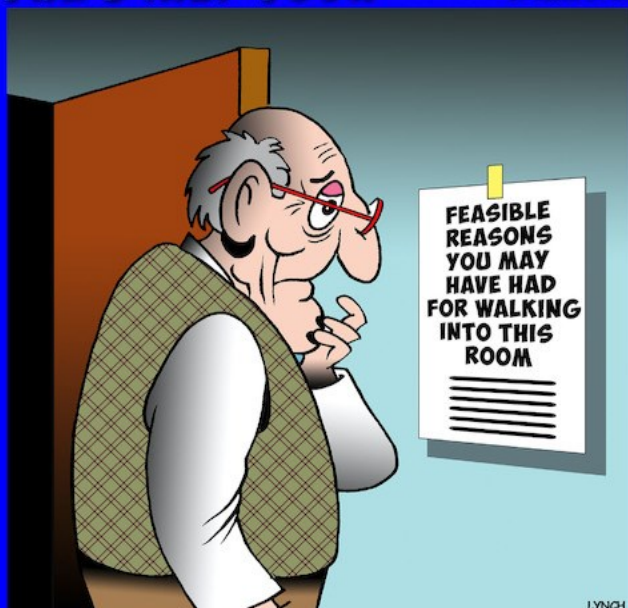
enough for them to review and forward to ARC by Friday, July 21, 2023.

## A Bit of Humor

- I think I have the urge to clean the house today. Wait, no. False alarm!
- Research has shown that laughing for 2 minutes is just as healthy as a 20-minute jog. So now I'm sitting in the park laughing at all the joggers!
- They say every piece of chocolate you eat shortens your life by 2 minutes. I did the math. Seems I should have died in 1543!
- Sometimes you just need to lie on the couch and read for a couple of years!
- Do you remember before the internet it was thought that the cause of collective ignorance was the lack of access to information? Well...it wasn't that.
- You cannot make everyone happy. You are not a bottle of wine!

## THE DAILY TOON

BY MARK LYNCH



## Newsletter Ad News



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~~~~~







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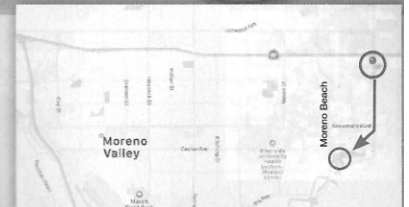
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| 1 Gallon Plants Reg. \$8.99..... \$4.99 - \$5.99      | Shade Trees (15 Gal.) Reg. \$69.99..... from \$49.99 |
| Salvia, Lavendar, Lantana, Jasmine, Brushes, Shrubs   | Vines (5 Gal.) Reg. \$25.99..... \$19.99 - \$25.99   |
| Citrus Trees (5 Gal.)..... \$39.99                    | Annual Color Flats..... \$19.99                      |
| Orange, Lemon, Lime, Tangerine, Grapefruit, Etc.      | Tree Roses (5 Gal.)..... \$39.99                     |
| 5 gal Avocado Fruit Bearing Age, Grafted..... \$59.99 | Gardenia (5 Gal.)..... \$19.99                       |
| Avocado & Citrus Trees Large (15 Gal.)..... \$99.99   | Queen Palms (15 Gal.) Reg. \$69.99..... \$49.99      |
| Ground Cover..... \$15.99 - \$19.99                   | Pygmy Palm (Multi-Trunk - 3 Gallon)..... \$17.99     |
| Fruit Trees (15 Gal.)..... \$59.99                    | Pygmy Palm (Multi-Trunk - Large)..... \$59.99        |
| Peach, Nectarine, Apple, Apricot & Plum               | Italian Cypress (4-5 feet / 5 Gallon)..... \$19.99   |
| Persimmon, Jujube..... \$79.99                        | Queen Palms 9 -12 Ft. (20 Gallon)..... \$89.99       |
| Bougainvillea (5 Gal.) Reg. \$19.99..... \$19.99      |  |

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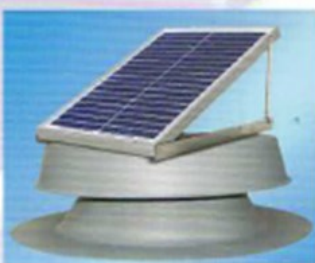
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## COMMERCIAL REFRIGERATION

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Church: 951-924-4688 School: 951-924-3422



#### Sunday Worship, 9:30 am:

- In-Person
- Live-streamed at [www.svlcmoval.net](http://www.svlcmoval.net)
- Viewable later on YouTube

On our website you will also find Sermons,  
Bible Studies, Sunday School lessons, and  
Bible Related Activities for Children.