



THE VIEW

JUNE 2006

Mountain View Community Association

THE HOA BOARD LETTER



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www.mountainviewhoa.org

By now most of you know that we have a new Property Manager representative, Jacqueline Bill. Jacqueline is a Community Manager with Prescott. Her phone number is 951-699-7656 and her e-mail is jbill@prescott.com.

I am sorry for the confusion at the last HOA meeting, but we had just been notified that Carol Foster, our previous Property Manager, resigned. Jacqueline received the board materials the morning of our meeting. Any questions or problems you have should be directed to Jacqueline.

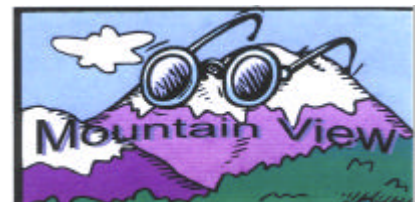
Thank you all for your interest and comments regarding the parking issue. The Board, our Property Manager, and our attorney are in the process of re-writing the parking rules so that they are understandable and worded appropriately. Once this is done and adopted at an HOA open meeting, the rules will be sent to the homeowners for comment. This requires at least a 30-day comment period. After the 30-day comment period and after the Board adopts the rules at the next scheduled HOA meeting, the homeowners have a 45-day period to submit a petition to request that the adopted rules be voted upon by the entire community. This is the new law and we cannot change the process. Sorry it takes so long but these

rules are to safeguard the homeowners.

Hopefully, the new proposed rules will be ready in June.

Summer is here and time to make full use of the pool and spa. Please read the pool and spa rules. Remember no guests are allowed in the pool without a homeowner and no children under the age of 14 are allowed in the spa, No children under the age of 14 are allowed in the pool without supervision. Also, incontinent persons, including those in diapers or children who are not toilet trained, are not allowed in the pool. There are other rules posted in the pool area. Please follow these rules. It is very embarrassing for a fellow homeowner to have to remind someone who is in violation. You might ask, if it is embarrassing, why bother. Many of these rules are state law and impact our insurance rating. If there is an accident and the HOA is found negligent by not enforcing the rules, we all will suffer.

Lets all work to make Mountain View "a great place to live".



MOUNTAIN VIEW HOMEOWNERS ASSOCIATION
MEETING HIGHLIGHTS—MAY 17, 2006
by Vickie Burt, Secretary

BOARD ACTION

- Approved minutes of the April 19, 2006 meeting.
- Approved Financials for February & March 2006. Total operating assets as of 3/31/06 are \$43,537.25. Total reserves are \$369,945.09. Total assets are \$413,482.34. Total equity and liability are \$413,482.34. The association is operating on a monthly assessment of \$101.00 as of August 1, 2005.
- Approved the enforcement of the association collection policy. (Note: Board approval is a new requirement effective January 1, 2006.)
- Approved mailing proposed revised parking rules to homeowners for a 30-day review. After a 30-day review, the Board will adopt proposed rules or make changes based on homeowner comments. Should the Board make changes based on comments, the homeowners will receive the revised copies for a 30-day comment period. After the Board adopts revised parking rules, homeowners will have a 45-day period in which to contest the changes. If 5% homeowner opposition is received, then the proposed rules are submitted to the homeowners for a vote (two-thirds majority vote is required for a change). The Board reiterated that they are following legal requirements regarding this issue.
- Proposals for entrance lighting repair and enhancement were conditionally approved in an amount not to exceed \$10,000 for the Cactus Street entrance and \$4,000 for the JFK entrance. The Facilities Committee and Landscape Committee were asked to review the proposal prior to execution.
- Approved a maintenance contract for the exercise equipment.
- Approved a Rules Enforcement Policy.
- Approved a homeowner's request for a resident caregiver.

OFFICERS REPORTS

Manager, Jacqueline Bill, reported that Prescott Management is preparing the 2006-07 budget in collaboration with the Finance Committee.

COMMITTEE REPORTS

- **Facilities:** Reported that a number of repairs are pending including: entrance lighting, exercise equipment, clubhouse door painting and olive tree spraying. In addition, the water cooler near the pool needs repair to the existing cover and the committee requested that Prescott Management obtain bids for power washing of the pool and patio areas. The tile floor installation in the Clubhouse will begin May 31. The Clubhouse will be closed May 31 through June 2 while the tile work is in progress. The Facilities Committee will assist by removing the furniture from the work area.
- **Design Review:** Ron Sais reported the committee is reviewing a number of homeowner applications.
- **Landscape:** The May landscape walkthrough was accomplished with favorable comments. The Board requested that a future walkthrough include iron fencing along the golf course. The committee submitted a request for an exchange of plants in pots adjacent to the spa area, addition of a screening hedge for the drainage area intersecting Grandview near San Jacinto, and pruning three trees at the Cactus entrance. The Board approved the work as proposed.
- **Social Committee:** An update on upcoming social activities was offered (refer to newsletter for specific information). The committee is still accepting candidates for committee members for the upcoming year.
- **Web Page:** Work is still being done on Disaster Preparedness information and appropriate links.

OPEN FORUM

Discussion continued regarding parking rules. The Board responded to a request for an update on a sign-off for improvements with Ryland. Two Board members met with Ryland and the City's public works inspector. Resolution is pending on items relating to streets, drainage and fencing. A suggestion to designate neighborhood delegates was presented and discussed. Concerns were presented regarding pool use without a homeowner being present. Particular to this issue was rowdy and unsupervised behavior. A request was made to evaluate the

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 of evaluating 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.

Remember, 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 homeowner project approval, 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), Jerry Little (RetLitFish@aol.com), Cliff Norton (saxencliff@aol.com), Donna Sandoval (donna.and.delhi@verizon.net), Sue Janssen (esjanssen@adelphia.net), and Sharon Shavce (sshavce@gmail.com).



OUR CONDOLENCES TO Frederick Lawson of Rocky Mountain Way and his family in the recent loss of his mother.

**MOUNTAIN VIEW COMMUNITY ASSOCIATION
FINANCIAL STATEMENT
April 30, 2006**

Income Statement	Current Month	Year To Date
Revenue		
Assessments	\$29,784.00	\$233,987.64
Interest	\$245.90	\$5,691.97
Other	\$1,407.00	\$3,555.00
Total Revenue	\$31,436.90	\$243,234.61
Expenses		
Utilities	\$1,700.22	\$37,470.86
Land Maintenance	\$4,756.22	\$37,778.40
Pool Maintenance	\$768.94	\$9,735.20
Community Buildings	\$650.87	\$8,127.74
Other Areas Maintenance	\$2,210.64	\$12,055.73
Administration	\$187.17	\$55,544.56
Total Operating Expenses	\$10,274.06	\$160,712.49
Reserve Funding	\$8,199.44	\$77,232.68
Total Expenses	\$18,473.50	\$237,945.17
Net Revenue/Expenses	\$12,963.40	\$5,289.44
Balance Sheet		
Assets		
Operating Assets	\$43,537.25	
Reserves	\$369,945.09	
Total Assets	\$413,482.34	
Liabilities		
Reserves	\$369,945.09	
Equity	\$43,537.25	



PLEASE NOTE:

The Clubhouse will be closed from May 31st through June 3rd for floor tiling.

THE GARDENER'S CORNER

by Carole Sweeney



From the gardener's corner... Summer arrives this month and plant growth shifts into high gear. Longer days and lots of sunshine—our plants just love it! If you haven't done it already, **thin your tree fruits** at opposite sides of branches for balanced and more complete development with less strain on trees, especially those bearing fruit for the first time. Leave at least three inches between apricots and plums; and five inches between peaches, nectarines, pears and apples.

Feed fruit trees approximately every three weeks during their growing season with a half or quarter dose of fertilizer to encourage them to produce fruit and grow strongly for next year's fruit. **Keep citrus and avocado well watered** and a three-inch layer of mulch to maintain cool temperatures. They are more tender than other fruit trees and cannot withstand the stress of alternate moisture and dryness.

Make sure azaleas and camellias get sufficient moisture during the summer when they set buds for next year's flowers. Use pliers to **pull tree seedlings** without having them break off at ground level and grow back stronger than ever. Grasp the stem at the soil line; carefully wind the stem around the pliers and pull straight upward. The whole root system will come out, even in dry soil.

Do you drink coffee? Use those **coffee grounds to strengthen your roses**. Particularly with a newly planted rose that seems spindly.

Garden Club news... What a wonderful Garden Tour and Tea we had in April. Thank you to the generous hosts and hostesses who showed us their gardens and what is possible to grow in this climate. Thanks also to the great gals who sponsored tables for the Tea. Words cannot express the delight of those who attended the elegant Tea at the Clubhouse. Only Sharon Shavce and Sue Janssen could have achieved such an authentic, gracious completion to a fantastic day! I so hope this will become an annual event! Happy digging in the dirt!

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.

A Big Thank You to Doris Polley and Twila DeWalt for their recent yarn donations. Each 16 oz. skein (One Pounder) will make a child-size blanket.

NEW UPDATE: Our chapter has delivered 10,097 blankets since opening in 1998! Keep up the good work and Happy Blanketeering!



LADIES ' LUNCHEON

by Joyce Collins



Moreno Valley Ranch Golf Club

John F. Kennedy Drive, Moreno Valley

TUESDAY, June 13th at 12 Noon
(Meet at Clubhouse at 11:45 a.m. to carpool.)

Deadline to RSVP June 10, 2006
RSVP to Joyce Collins



BOOK CLUB

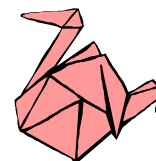
by Shirley DeCarlo

The Book Club will be on "summer vacation" and resume again in September. Have a great summer!

CRAFTS

by Twila DeWalt

Janet Dean, a Mountain View resident, will demonstrate Origami, the Japanese art of paper folding, at the Clubhouse on June 19th at 6:30 p.m. Come on down and join the fun!



**IMPORTANT
MESSAGE**

ABSOLUTELY NO visitors are allowed at the pool without the homeowner present. Any observed violation should be reported to the management company immediately.



What's Cooking?

by Helen Grogan

This recipe is from my **Cooking Light** cookbook. The spice rub is also good on pork tenderloin medallions. ENJOY!

SWEET ORANGE SALMON

2 Tbls brown sugar	1/4 teaspoon salt
1 teaspoon chili powder	1/4 teaspoon ground coriander
1/2 teaspoon grated orange rind	1/8 teaspoon black pepper
1/2 teaspoon ground cumin	4 (6 ounce) salmon filets
1/2 teaspoon paprika	cooking spray

Preheat broiler. Combine first 8 ingredients in a small bowl. Rub spice mixture over both sides of salmon filets. Place salmon on a broiler pan coated with cooking spray. Broil for 8 minutes or until salmon flakes easily when tested with a fork. Serve with orange slices.

We have tickets for "My Fair Lady" at the Lawrence Welk Resort for Sunday, July 2nd, luncheon and Matinee

Tickets are \$47

Call George Sweeney
by June 15th.

my
fair
lady

SAVE THE DATE!
Thursday, June 8, 2006



LET'S CELEBRATE! LET'S TREAT OURSELVES TO A DAY OF FUN!! Join us as we visit the famous Glen Ivy Hot Springs Spa in Corona. Just think! For \$35 (or \$29.57 for those 65 and older), we can relax in Glen Ivy's beautiful natural setting with 16 different pools. Mineral baths, salt water spas, lap pools, lounge pools, terrace pools, sauna and steam rooms are just a few of the spots we can enjoy. CLUB MUD is Glen Ivy's signature red clay mineral bath, the only one of its kind in Southern California. The natural mineral clay cleans pores deeply, tightening and revitalizing the skin and removing dead skin cells—Of course, WE'RE too YOUNG for "dead skin cells." Later, we can visit over lunch at Cafe Tiempo, set in a classy casual indoor/outdoor environment.

There are optional Spa Treatments for those interested. Massages, facials, manicures and pedicures, and more are available. Please visit Glen Ivy's web site, www.glenivy.com or call toll free 1-888-CLUB MUD to arrange any individual pampering you might like to try. Prices vary on these treatments.

Dig out your OLDEST swim suit—the mineral water and mud leave stains. Don't forget your sunscreen, sunglasses, and beach towel.

We will meet at the clubhouse at 8:30 a.m. The spa closes at 5:00 p.m., but you can leave when your carpool is ready.



Call Kay Howe to sign up and for any questions.
SEE YA'LL IN THE POOL!

SHARING THE HEALTH AND THE JOY
(Submitted by Horace Smith)



Lifestyles is an interactive program on the "Hope TV Channel" that offers helpful, time tested solutions for many of life's perplexing problems like loneliness, depression, obesity, eating disorders, etc., often without the use of medication or costly psychotherapy. It also addresses a number of familial social and ethical issues that might be of interest to you or someone you know.

The *Lifestyles* program airs three or four times a day on certain days. The "Hope TV Channel" can be installed for a one-time fee and no monthly fees. You can access information about this network and download its program schedule at www.hopetv.org. Not all satellite dishes can or do accommodate the Hope Channel, but you can request your provider to carry it if you choose to do so. If you like it, let Horace know. He is in the directory.



In Appreciation

By all comments we've had, the Mountain View Garden Club Afternoon Tea was a complete success. We appreciated all the positive feedback we received.

We would like to express our gratitude to all who sponsored a table. Each table was a work of art and showed the enormous amount of thought, time and imagination used in putting it together. To Vickie Burt, Kay Donner, Janet Hansen, Kay Howe, Judy Kathriner, Fran Martinez, Peggy Meddings, Carole Sweeney and Betty Thomas—you all did a wonderful job! Thank you for your contribution to the Tea's

success.

There is a lot of behind-the-scenes activity in planning and executing an event like the Tea and we had some help along the way. We are grateful for each and every person who contributed items to be used for display, helped in clean-up and to those who just made themselves available to us.

We also would like to acknowledge a few of our special helpers. Our volunteer servers Rachel, Dayna, Caitlyn and Shelby were so charming and did such a wonderful job. We truly could not have done it without them. Thanks to Carole Sweeney for all her contributions and especially for making the homemade lemon marmalade we served. Jack Laird actually volunteered to bake all of the scones and we took him up on it. They were wonderful and enjoyed by everyone...thank you, Jack. The "only behind the scenes, please" Judy Kathriner was so helpful at every turn and her homemade breads were a delicious addition to our menu. We appreciate all you do, Judy. Without JoAnn Foronjy, we would not have been able to offer our champagne cocktail on the patio. Thanks for your help, JoAnn. Finally, a very special thank you to Bev Bailey. Bev was our saving angel more than a few times and we are so grateful for everything she did to make us look good and the Tea a success!

An honorable mention goes out to Jack Janssen for being our official taster and putting up with all the drama. And also to John Shavce who put up with being under fed and somewhat ignored for more than a week. Gentlemen, you now have your wives and homes back to normal...well, maybe!

Sharon Shavce and Sue Janssen

CARING COMMITTEE

by Kay Donner (413-6201)

The 'Caring Committee' of Mountain View is here for you. Many of us need an extra hand when our loved ones pass on, become gravely ill, need surgery, or just get "laid-up." We are here to help you. You may need a quick trip to the grocery store or pharmacy, transportation to appointments, meals delivered for awhile, a lawn mowed, and/or pets fed, -- whatever!!! Someone will be ready and willing to help. We also have a number of neighbors who will discreetly pray and give spiritual support if wanted. Please feel free to contact Kay Donner (413-6201), Nancy Berger (485-3052), or anyone on the Social Committee.

Thank you. Kay Donner





BUNCO!!

Bring \$4.00 and Join Us at the Clubhouse

Most Buncos -

Janet Hanson

Most Baby Buncos - Doris Polley

Most Wins - Lola Emmermanus

Most Losses - Judy Kathriner

Last Bunco - Yolanda Takacs

TUESDAY, June 13, 2006

(2nd Tuesday of the Month)

6:30 PM at the Clubhouse

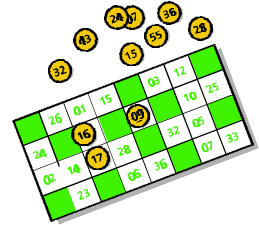
What to bring: Cool Appetizers

For more information contact:

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

ESJanssen@adelphia.net or SShavce@Gmail.com

Don't forget "BINGO"



Tuesday, June 27, 2006

(4th Tuesday of each month)

6:30 p.m. at the Clubhouse

Cost: \$5 including 3 Bingo Cards

Snacks: Anything you fancy

**April Winners: Fran Martinez, Sharon Cristino, Twila DeWalt, Bev Bailey,
Helen Lumkoski,**

Full House: Rita Whalen and Louis Lumkoski

For more information contact

Godfrey Ascik or Mike Frahm



WHAT'S HAPPENING

by Joanne Pavlik

Thank you to Sue Janssen and Sharon Shavce for the fabulous second annual tea they presented on April 29th. The authentic food, decorated tables, and presentation of antiques were outstanding! The clubhouse was transformed into an elegant tearoom where we dined the afternoon away served by our young lady servers. It was a taste of yesteryear in food and atmosphere. The tables were beautiful, each with their own story; the hats were striking, taking us back in time when afternoon affairs were so elegant. Sharon and Sue were able to step out of the kitchen only briefly to welcome us and introduce their young helpers! They have presented yet another beautiful tea and we appreciate their efforts.

Thank you to Carol Sweeney, our garden guru, organizing our second annual Garden Tour, and to all the participants who showed their gardens and those who enjoyed them.

Thank you to Sharon Cristino for the second Casino Night this year! Even though our players were hard at work racking up their chips, they managed to have fun at it, too. Sharon did another great job as casino manager, and Pete Hite acted as our gourmet hot dog chef. We thank our card and crap dealers for their time and gaming skills. Our big winners at the tables were: Joanne Phillips, first place, Ed Burt, second place, Joe Brodowsky, third place. Rita Whalen was the big winner at Bingo. We thank you all for the great evening.

Whew !!!! This year went by fast!!!! It is time to elect new social club officers who will take office at the end of June. Kay Howe, Nominating Committee Chair, will present the following slate for your approval at our social club general meeting at 6:30 pm, June 7th:

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

We will also accept nominations from the floor. Come to vote at 6:30 pm, June 7th and then CELEBRATE with an ice cream social where you can MYOC (make your own concoction) compliments of the Social Club.

HELP! HELP! Please HELP us celebrate our volunteers at 6:30 pm on June 24th with a wine and cheese party! Cheese foods and fruit will be provided, self-pay bar available, and 50/50 is back!!! Everyone come!

Thank you to Kay Howe, Papiernik for preparing our

save The Date

Joanne Phillips and Janet slate.