



# THE VIEW

MAY 2006

*Mountain View Community Association*

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## THE HOA BOARD LETTER



All Homeowners have received the letter regarding parking. I know some comments have been given to our Property Manager and some have been distributed through e-mail. I am writing this on April 16, 2006 so I do not know the final outcome of the Homeowner's comments at the April 19, 2006 HOA meeting or what the Board will ultimately decide. Whatever is decided, the Board is committed to enforcing the remainder of the CC&R's and R&R's as they are now written and approved.

I continue to receive comments from homeowners that, "this is my property and the HOA cannot tell me what to do." I also receive comments stating that the homeowner was not aware of the CC&R's or R&R's. Yes, the HOA can govern certain things you do with your property. In fact, the HOA is obligated to enforce the CC&R's and R&R's. Please take the time to read them. When in doubt, ask the Property Manager or a Board Member. Following is a list of the issues that have come up in the recent past.

We are an over-55 community. We are governed by California Civil Code regarding who can live in an over-55 community. This is spelled out in the CC&R's, the April 2001 R&R's, and the California Civil Code section 51.11. Guests cannot reside in the homeowner's house more than 60 calendar days in any year. As required by law, the Property Manager must verify the age and status of residents not less than every two years. Neither the Board nor Property Manager has the authority to waive these rules.

The HOA has an Architectural Review Committee and rules governing what a homeowner can do to the outside of their

home, including landscaping. The rules state that a Homeowner must apply for approval before making any changes. These rules are to protect the architectural integrity of our community. Again, please take the time to read the rules.

There are rules about parking and what types of vehicles are allowed in the community. There are rules about RV's, which state that they may be parked, for specific reasons, not more than 48 hours in any 5-day period. You cannot park in a manner that obstructs the sidewalk. You cannot park overnight in the Clubhouse parking lot.

Oil stains must be removed from driveways. Trash cans must be kept out of sight except on trash days and the night before. You cannot allow your dog to bark and disrupt your neighbor's quiet enjoyment of their home.

There are rules regarding the use of the Clubhouse and pool and spa areas. Children under the age of 14 are not allowed in the spa. Individuals under the age of 14 are not allowed in the pool without supervision. Incontinent persons, including those in diapers or children who are not toilet trained, are not allowed in the pool.

There are rules contained in the CC&R's and R&R's that speak to business or commercial activity, nuisances, signs, parking, animal regulations, antennae, drainage, view obstructions, etc.

Many of the homeowners who purchased in Mountain View did so with the idea that there was a Home Owners Association and the governing rules would be followed. The Board has a legal obligation to enforce those rules to

**MOUNTAIN VIEW HOMEOWNERS ASSOCIATION**  
**MEETING HIGHLIGHTS—APRIL 19, 2006**  
*by Vickie Burt, Secretary*

Jacqueline Bill was introduced as the new community manager of Prescott Company, to replace Carol Foster.

**BOARD ACTION**

- Approved minutes of the March 15, 2006 meeting
- Approved Financials for February & March 2006. Total operating assets as of 3/31/06 are \$38,538.85. The total reserves are \$353,780.65. Total assets are \$392,319.50. Total equity and liability are \$392,319.50. The association is operating on a monthly assessment of \$101.00 as of August 1, 2005.
- Gave approval to enforce association collection policy. (Note: Board approval in such matters is a new requirement effective January 1, 2006.)
- Approved a schedule of contracts and events that the Board of Directors needs to be aware of throughout 2006.
- Tabled all action related to parking until additional information is obtained.
- Tabled proposal for entrance lighting until additional recommendations are received.
- Approved replacement of carpet in Clubhouse with tile in an amount not to exceed \$3,400.00.
- Approved a list of recommended trees for front yard landscaping.
- Approved a form designed to make “emergency” application to the Design Review Committee.

**OFFICERS REPORTS**

Manager, Jacqueline Bill, provided no report due to the extremely short time available since her assignment to Mountain View.

Fred Humphrey provided information from the Aquatic & Fitness Professional Association-National regarding recommended water temperatures for lap swimming and aerobic exercise. Pool temperatures of 84-85 are within the recommended temperatures.

**COMMITTEE REPORTS**

- **Facilities:** Cactus entrance lights are in need of repair, and there are unresolved issues regarding weather stripping of the doors at the Clubhouse. The committee also is requesting proposals for the purchase of a power washer to clean hard surface areas around the pool and patio.
- **Design Review:** Homeowners were reminded that an application for Design Review is required for all exterior projects. A number of homeowners have been replacing garage doors and this does require application for Design Review. Samples of fence stain and paint colors are mounted on the exterior west wall of the Clubhouse. A list of appropriate trees for front yards has been compiled and will be provided to the homeowners.
- **Landscape:** The April walkthrough was accomplished with favorable comments. The committee was unable to walk the slopes along the golf course due to the rain. It was recommended that a hedge be planted along the westerly boundary of the drainage area near San Jacinto to screen the drainage channel from view. It was also recommended that the pepper tree at the Cactus entrance be trimmed to provide better visibility.
- **Social Committee:** An update on social activities was offered including future events (refer to the newsletter for specific information). Volunteers are desperately needed to fill committee positions for the upcoming year.

**Web Page:** The web page will be incorporating information on Disaster Preparedness. This effort is being coordinated with a homeowners group that is gathering applicable information.

**Open Forum:** The primary topic was driveway parking of vehicles. Other comments included the continuing erosion of the equestrian trail along Cactus, the possibility of retaining a new property management company, and

# **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.

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Q. I want to install a front screen door. Do I need to submit an application?

A. Any changes to your property must have an application submitted for approval prior to beginning your project. Please see the excerpt from our CC&R's below explaining Improvement(s) and 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."

## **Trim Paint and Stain Board Location**

The Trim Paint and Stain sample board has been permanently installed at the Clubhouse. It can be viewed by walking past the Clubhouse foyer towards the BBQs in the patio area. Turn right on the sidewalk adjacent to the BBQs and you will see the board attached to the exterior wall by the kitchen exit door.

## **Replacement of Trees**

Please read the additional article by the Architectural Review Committee in "The View" regarding replacement of dead or dying "parkway" trees. With our warmer seasonal weather, it's time to start replacing the trees to help maintain the attractiveness of our community.

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](http://www.mountainviewhoa.org).

## **Architectural Review Committee members:**

Ron Sais ([KateSais@aol.com](mailto:KateSais@aol.com)), Jerry Little ([RetLitFish@aol.com](mailto:RetLitFish@aol.com)), Cliff Norton ([saxencliff@aol.com](mailto:saxencliff@aol.com)),  
Donna Sandoval ([donna.and.delhi@verizon.net](mailto:donna.and.delhi@verizon.net)), Sue Janssen ([esjanssen@adelphia.net](mailto:esjanssen@adelphia.net)), and  
Sharon Shavce ([sshavce@gmail.com](mailto:sshavce@gmail.com)).

# THE GARDENER'S CORNER

by Carole Sweeney



**From the gardener's corner...** May, what a wonderful month in the garden.

**Feed** all your actively growing plants now, including roses, citrus trees and fruit trees. Keep the soil well mulched to hold in moisture with fewer waterings. Too little water results in stunted growth and reduced fruiting. Paint trunks with white latex paint, thinned with water, to prevent sunburn damage. Check your peach trees for peach leaf curl. Collect and destroy the leaves.

**Treat for iron deficiency.** If camellias, citrus, hibiscus and other plants exhibit yellowing leaves with green veins, it is a sign of deficiency. Feed them with a fertilizer containing chelated iron or just use liquid iron. Encourage butterflies and bees in your garden...blue flowers for bees and daisy-like flowers for butterflies (especially lantana and verbena). A tip I picked up from a recent LATimes article—**sharpen your shovel.** For safety reasons, most shovels are shipped to stores with their blades still dull. Every seasoned gardener knows that a sharpened shovel makes quicker work. Sharpen the blade just like you would pruning shears—the outer side beveled, the inner side flat. You can use a file or the knife sharpener out of your kitchen drawer. Love geraniums? Descanso gardens is having their Geranium Society Show and Sale on May 13th & 14th/ Call 818-949-4200 for details. Happy digging in the dirt!

**Garden Club News...**This went to press before The Garden Tour and Tea. I do know all concerned are working hard on their gardens for the tour and the ladies are dressing up tables for

## Project Linus

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.

If you have an interest in making blankets or donating, contact me by phone or email ([janet@citiusa.com](mailto:janet@citiusa.com)). Also, coupons for Michael's or JoAnn's would be appreciated. Keep



**CAUTION:** Coyotes have been sighted and heard on the golf course in the evenings. A few residents have seen them walk up close to their fences. According to the National Park Service, coyotes eat berries, vegetation and small animals (mice, snakes, birds, etc.). They are not aggressive toward humans, but they have been known to hunt house cats and small dogs, and have jumped or dug under fences. They are basically active at night, so be cautious when putting your small pets out in the yard at night. Also, don't leave pet food outdoors overnight. With all of the wildlife at Perris Recreation Area, these coyotes are probably very well fed, but it still pays to be cautious.

## **LADIES ' LUNCHEON**

by Joyce Collins (485-8042)

### **Morongo Casino**

Cabazon Exit off I-10



TUESDAY, May 16th at 12 Noon  
(Meet at Clubhouse at 11:15 a.m. to carpool.)

**Deadline to RSVP May 15, 2006**



**RSVP to Joyce Collins**

## **BOOK CLUB**

by Shirley DeCarlo



We have chosen two books for the month of May. One is past tense, the other is future tense. Choose the one you might like and come to the Clubhouse on May 24th at 10:00 a.m..

***Rewriting History***, by Dick Morris—This is about Hillary Clinton, good and bad. Would she make a good president in 2008, if in fact she does run? What are the pros and cons if she does run? Also, are we ready for our first female president?

***An Unfinished Life (John F. Kennedy 1917-1963)***, by Robert Dallek—This is the story that tells it all. The author did a superb job of starting way back in Ireland, where the birth of the Kennedy dynasty began, and how Jack had to fight his way up the ladder of power because of his older brother. We all know the story of the Kennedy family, but this book gives the most intimate details. Read it and come prepared to agree or disagree with the contents.

## **CRAFTS**

by Twila DeWalt



Peggy Meddings will demonstrate summer salads and snacks at the Clubhouse on May 26th at 6:30 p.m. If you would like to attend, please call Twila before May 15th so that she knows how many are coming. Also, there will be a small charge for the ingredients.



We have tickets for "Menopause The Musical" at the Grove Theater in Upland for Sunday, June 4th at 2:00 p.m.

Group tickets are \$37 per ticket.

Call George Sweeney by May 19th.

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.

The logo for "My Fair Lady" features the words "my", "fair", and "lady" stacked vertically. "my" is in a small, pink, cursive font. "fair" is in a larger, multi-colored (pink, orange, yellow) cursive font. "lady" is in a large, blue, serif font.

**SOCIAL CLUB SELF-NOMINATION**  
*by Kay Howe*

***It isn't too late to self-nominate for one of the Social Club offices. WE NEED YOU! Don't be bashful! Step up to the plate and be a part of a great team!***

***The list of candidates will be presented at the May 2nd Social Club meeting. Election will take place at the June 7th meeting.***

***Please contact Kay Howe, Janet Papiernik or Joanne Phillips. We'll be waiting for your call!***



**What's Cooking?**  
*by Helen Grogan*

Hi all! Time for a rerun...and one of my favorites—great for this time of year. This was one of our first recipes when the recipe exchange came about. It was a hit then and I made it a few months back for a TGIF and it was a hit once again. So, you all can thank Janet Papiernik for this yummy for your tummy.

**COLD VEGGIE PIZZA**

- 2 tubes crescent rolls
- 1 16 oz cream cheese
- 1 cup shredded cheddar cheese
- 1 pkg dry hidden valley ranch
- 1 cup mayo
- 3/4 cup (each) finely chopped cauliflower, broccoli, green pepper, green onions and carrots.

Spread rolls on large cookie sheet and seal edges for crust. Bake according to package directions. Allow to cool. Combine cream cheese, mayo and salad dressing. Spread on crust after it has cooled. Top with veggies and shredded cheese. You will want your veggies pretty small.

**ENJOY!**



How did Bill and I get lucky enough to have such good friends like you here in this wonderful community? When Mom passed away, we felt such kindness from everyone. Thank you all for caring. Thanks for your cards, thoughtfulness, and prayers. You are a blessing to us.  
Kay and Bill Donner



# BUNCO!!

Bring \$4.00 and Join Us at the Clubhouse

*Most Buncos -*

*Lola Emmermanus, Judy Kathriner, Rita Whalen (tie)*

*Most Baby Buncos - Twila DeWalt*

*Most Wins - Bev Bailey, Lori Humphrey (tie)*

*Most Losses - Sue Janssen, Sharon Schavce (tie)*

*Last Bunco - Mary Ortiz*

**TUESDAY, May 9, 2006**

*(2<sup>nd</sup> Tuesday of the Month)*

**6:30 PM at the Clubhouse**

**What to bring: Snacks**

**For more information contact:**

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

[ESJanssen@adelphia.net](mailto:ESJanssen@adelphia.net) or [SShavce@Gmail.com](mailto:SShavce@Gmail.com)

**Don't forget "BINGO"**

**Tuesday, May 23, 2006**

**(4<sup>th</sup> Tuesday of each month)**

**6:30 p.m. at the Clubhouse**

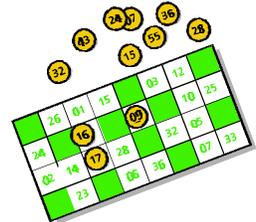
**Cost: \$5 including 3 Bingo Cards**

**Snacks: Anything you fancy**

**March winners: Wayne Williams (2), Twila DeWalt, Doris Asciak,  
Joan Williams, Bev Bailey, Fran Martinez & Sharon Cristino**

**Full House: Doris Polley**

**For more information contact**



## COOL SUMMER FUN AT MORENO VALLEY BOWL

*by Judy Hedger (485-6729)*

A fun "no tap" bowling league for the summer—"No tap" means you get a strike on your first ball if you knock nine pins down! It's not a sanctioned league, so no \$15 fee is required. We need more teams, so join in the fun where it will be nice and cool. The league will play Thursdays at 9 a.m. at Moreno Valley Bowl. Call Judy Hedger for more





# WHAT'S HAPPENING

by Joanne Pavlik

Our community runs on the energy of all of our volunteers. Do you know who has volunteered weekly in multi-activities for Mountain View for five years? Suzanne Werner has been teaching line dancing, water aerobics, and Tai Chi since October of 2001. A volunteer works for the cause, not recognition. She has shared her expertise, and her interest in our health and well-being. For all of this, we are grateful. Suzanne will continue to teach classes until the end of April as scheduled, but will be retiring beginning in May. If she misses us as much as we miss her, maybe she will be back. The Social Board thanks her for the last five years of volunteering. If you feel you would like to see the classes continue and would be able to assist us, please call a social club officer.

What a busy time the passed few months have been for Mountain View activities! Special events included the Perris Lake Potluck with good food, museum visit, bocce ball tournament, cards, and ...NO RAIN.! Thank you to Sharon Shavce and Sue Janssen who provided the delicious menu and elegance and at our Victorian Tea. Clever Carol Sweeney organized the enjoyable and educational Garden Walk, and we thank all of the generous gardeners who shared their backyard beauty. Katie gave us another great TGIF, Sharon Shavce instructed us on creating a beautiful centerpiece, while Judy Kathriner hosted the ladies' luncheon and Meredith Teague assisted in obtaining our speaker. What an active group you are !!! We also thank all volunteers who faithfully conduct our regular scheduled activities.

There is more to come in May. We will hold our second Casino Night on Saturday, May 6<sup>th</sup>. Everyone wins at **this** casino: an evening of food, gambling fun, lucky plays, and who knows.....maybe a prize!! Sharon Cristino is again our casino manager. Joyce Collins is taking the ladies luncheon to Morongo on May 16<sup>th</sup> (another opportunity to try their luck). On May 29<sup>th</sup>, we will celebrate Memorial Day with a hot grill, karaoke, and specialty drinks. Bring your meat choice with a dish to pass and we will grill it for you!!

***Check the calendar for a complete list of all activities.***

The nominating committee is seeking candidates to run for Social Club Officers. If you are interested, please call Kay Howe, Joanne Phillips, or Janet Papiernik. It is a good feeling to work with neighbors for the enjoyment of the whole community.

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**Did you know "somebody else" moved last week? Please consider an office, a committee chair, or volunteer for a specific event. Don't leave it to "somebody else" ....remember, they moved!**

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## **save The Date**

**June 7<sup>th</sup>:** General Meeting: **Social Club Election of Officers** and **Ice Cream Social**

## **CORRECTION**

The phone number of Robert Garcia, who is interested in starting a pinochle group, was reported incorrectly in the April newsletter. If interested in playing pinochle, please give him a call.