

# THE VIEW

NOVEMBER 2005

## Mountain View Community Association

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## THE HOA BOARD LETTER

Elections for a two-year term on the Mountain View Community Association Board are coming up. Please consider running. To make a strong community and preserve the original intent of our "senior citizen housing development" and our "homeowners association," we need individuals who will serve on the governing bodies. You should have received an application in the mail from Prescott. Again, please consider it.

Yes, we are a "senior citizen housing development" as defined in the California Civil Code section 51. This section 51 and our CC&R's state that you must be 55 years of age or older to reside in this community. There are certain exemptions regarding spouses, disabled dependents, and a permitted health care resident. In the case of a permitted health care resident, the care provided must be substantial in nature and must provide assistance with daily activities or medical treatment. The Board has determined that a letter from a medical doctor stating that care is needed to the extent required by section 51.11 of the California Civil Code will be required. Guests are allowed to stay no more than 60 days (whether consecutive or non-consecutive) in any year. Anyone who is not a qualified resident, qualified permitted resident, or permitted health care resident is a guest. The property manager is required to perform an age verification survey at least every two years. These conditions are required by law. The Board has no authority to waive, change, or allow anything different.

On to landscaping. The safest way to approach changes to your landscaping is to notify Prescott if you intend on making any changes. You can call Prescott if you are in doubt. The risk you run if you don't call or obtain approval is to be required to remove the changes. Why take the chance, it only takes a phone call.

Sorry about the Spa. The heater needs to be replaced. It took us over a week to have someone look at it. As of October 17th we have to obtain a bid or bids on the replacement. Hopefully it will be fixed by the time you read this letter.

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

**MOUNTAIN VIEW HOMEOWNERS ASSOCIATION**  
**MEETING HIGHLIGHTS—OCTOBER 19, 2005**  
*by Joanne Phillips, Secretary*

**FINANCIAL FOR AUGUST 2005:** Total operating assets as of 8/31/05 are \$116,790.80. Total reserves are \$229,480.39. Total assets are \$346,271.19. Total equity and liability are \$346,271.19. The association is operating on a monthly assessment of \$101 as of August 1, 2005.

**DIRECTORS' REPORT:** Joanne Phillips reported the "Pet Alert" decals have arrived and are available in the clubhouse. *Reminder*—a meeting to establish "Emergency Disaster Preparedness" for our community will be held on Monday, November 7<sup>th</sup> at 6:30 p.m. in the clubhouse. All interested parties are welcome.

**COMMITTEES:**

**Facilities:** Members will rent a power washer to clean patio cement. Light replacement will be completed this month. A bid for an additional light in the east area of the parking lot has been approved by the board. Bill Donner has contributed wooden door kick stands for the clubhouse.

**Landscape:** The committee met with Artistic Maintenance and Western Municipal Water District to determine accurate square footage of the common area. Flower pots will be cleaned, dish bases will be replaced and watering schedule will be monitored. They also met with the City of Moreno Valley to check culvert erosion. Riverside County Flood Control is responsible for repairing erosion. Ryland Homes is responsible for street sweeping and will be contacted by the City to enforce this. Board approved Artistic Maintenance replacement and new plantings. Monument letters for the JFK entrance will be installed this month.

**Architectural Review:** Committee is still in the process of determining trim colors.

**Social Club** TGIF will be held on Friday, October 21. Halloween Pot Luck is on Saturday, October 29 at 6:30 p.m. Peggy Meddings will demonstrate holiday appetizers in November. November Dine Out will be held at Moreno Valley Ranch Golf Club on the November 9 at a cost of \$15 per person. RSVP to Kay Howe. December 11<sup>th</sup> is the date for our holiday party/gift exchange.

**Web Page:** Two new pages have been added – Architectural Review (including necessary forms) and Garden Club. Links to Medicaid Part D and AARP have also been added. New community directory will be available in November.

**Open Forum:** Wayne Williams presented a request to purchase a video, "Medicaid Asset Protection Video Package," for community use. The request will be entered it on next month's agenda. Ron Berger asked if the

**MOUNTAIN VIEW DISASTER PREPAREDNESS**  
*by Joanne Phillips*

On Monday, November 7<sup>th</sup> at 6:30 PM, a meeting will be held to begin a program to establish a Disaster Preparedness Program for Mountain View residents. Initial agenda items will be "grab and go bag," personal emergency kits, communications and evacuation plans.

After the recent gulf storms and our local fires, it is apparent that we need to be prepared to fend for ourselves for several days. EVERYONE is welcome. If you have any questions, please call Joanne Phillips.

## **ARCHITECTURAL REVIEW COMMITTEE**

*by George Podolsky*

Each month the Architectural Review Committee (ARC) will provide a few excerpts from our governing documents. The excerpt selection may come from concerns by what has been observed in the neighborhood or from a question of a homeowner. Subsequent inputs will come from members of the committee.

During the past month, residents have been leaving their Structural and Landscape Applications, ARC Approval Forms and Notice of Complications at the homes of ARC committee members instead of submitting them to Prescott. As reported in September's newsletter, all forms are to be submitted to Prescott and not ARC committee members. If you drop them off at an ARC committee member's home, they will be returned to you and this could cause a delay in your project.

### **MOUNTAIN VIEW COMMUNITY ASSOCIATION FINANCIAL STATEMENT AUGUST 31, 2005**

<b>Income Statement</b>	Current Month	Year to Date	<b>Balance Sheet</b>	As of August 31, 2005
<b>Revenue</b>			<b>Assets</b>	
Assessments	\$29,676.54	\$29,676.54	Operating Assets	\$116,790.80
Interest	\$325.44	\$325.44	Reserves	\$229,480.39
Other	\$241.00	\$241.00	<b>Total Assets</b>	<b>\$346,271.19</b>
<b>Total Revenue</b>	<b>\$30,242.98</b>	<b>\$30,242.98</b>	<b>Liabilities</b>	
<b>Expenses</b>			Reserves	\$229,203.45
Utilities	\$2,863.50	\$2,863.50	Equity	\$117,067.74
Land Maintenance	\$3,765.00	\$3,765.00	<b>Total Liabilities</b>	<b>\$346,271.19</b>
Pool Maintenance	\$1,703.24	\$1,703.24		
Community Buildings	\$956.99	\$965.99		
Other Areas Maintenance	\$1,509.62	\$1,509.62		
Administration	\$15,423.89	\$15,423.89		
<b>Total Operating Expenses</b>	<b>\$26,222.24</b>	<b>\$26,222.24</b>		
Reserve Funding	\$8,258.23	\$8,258.23		
<b>Total Expenses</b>	<b>\$34,480.47</b>	<b>\$34,480.47</b>		

## REMINDER

On Thanksgiving week, trash pickup will be on Saturday, November 26th. Place your trash cans out on Friday evening, not Thursday. Have a great holiday!

# ***THE GARDENER'S CORNER***

*by Carole Sweeney*

***From the gardener's corner...*** we have lots to do in the garden in November, so let's get started!

**Plant those tulip and hyacinth bulbs** that you put in the refrigerator 6 to 8 weeks ago. Add some super phosphate to the soil before planting them in drifts of the same color for the best effect. If you didn't cut back in late October, you can still **cut back** alyssum, coreopsis, dianthus geraniums, ivies, lantanas and petunias to one-third or one-half of their present size. However, don't cut them back beyond the green foliage to the older woody growth as this may kill the plant. **Lightly prune top-heavy trees** to reduce wind resistance by cutting out whole branches so you can look through the tree – this means wind can blow through too. But hold off heavy pruning until the trees are completely dormant in January. Loosen the soil within the tree basins so water can penetrate more easily. **Stop feeding your tender subtropical plants** such as avocados, young citrus, guavas and loquats and water them well to protect them from frost damage before winter rains arrive in full force. You can commence feeding them again in January. Your first **dormant fruit tree spraying** should be scheduled for around Thanksgiving. Oil sprays smother the eggs of scale insects, aphids and mites. Lime sulfur and powdered or liquid copper sprays discourage the growth of fungus (peach leaf curl). On Apricot trees use only copper sprays (sulfur will damage them). Deep water your trees before spraying, otherwise the oil spray may damage the tree if the roots are dry.

**Roses** – Cut back on watering and feeding your roses now and mulch them with compost. Prune them lightly to remove long bloomed-out canes, but let the faded roses make rose hips until January when the roses are dormant and we do hard pruning and spraying.

During October, Bill Stephens and Tracy of Eastern Municipal Water District came out to demonstrate how to save water (and money) when irrigating your lawn and garden at two different neighborhood workshops. We hosted one workshop and we really were overwatering. If you have at least five neighbors interested, I can set up a workshop for you. Just call me.

Happy Digging in the Dirt!!

*We have one extra ticket for a visit to Paul Ecke's Poinsettia Farms in Encinitas on November 19<sup>th</sup> at*

## **BOOK CLUB**

*by Shirley DeCarlo*

For the month of November, we have chosen **A GOOD YEAR** by Peter Mayle. This is an easy-read book and almost everyone will enjoy it. The story is about Max Skinner, who recently lost his job at a London financial firm and then learned he had inherited his late uncle's vineyard in Provence. He finds the climate wonderful, the food great, and two of the locals ravishing. Unfortunately, the wine produced on his new property is swill. And yet, so many people are interested in it.

Get the book, read it, and come join us for a discussion. We meet at the Clubhouse on Wednesdays, and the date for November is the 23rd. The time is 10 a.m. We would love to have more people join us. Are you up to it?

## Project Linus

...providing security for seriously ill and traumatized children facing organ transplants, heart surgery, burns, birth defects, child abuse and other life threatening conditions. UNITED WE HAVE THE POWER TO MAKE A DIFFERENCE!

*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.

We donated 50 blankets to Hurricane Katrina victims now living in the San Bernardino area. See the Katrina Relief article below for more information.

If you have an interest in making blankets or donating, contact me by phone or email

## KATRINA RELIEF

*by Kay Howe*

The Riverside affiliate of Habitat for Humanity joined other chapters across America in an ambitious plan to build homes for Katrina victims. Officials called the program "OPERATION HOME DELIVERY" nicknamed "HOUSE IN A BOX," because the homes are constructed by local affiliates and taken apart by sections, placed in boxes and reassembled in the Gulf Coast area. Mountain View residents donated a total of \$213 to this project (cash donations \$140, proceeds from TGIF 50/50 \$51 and "tip money" from Casino Night \$22).

Mountain View's Project Linus, headed by Regional Director Janet Jarosh, added 50 blankets to the 300 blankets for children displaced by Katrina. "Circle of Friends," a children's line of soap and grooming products based in Santa Monica and owned by Eleanor Howe Keare, daughter of Mort and Kay Howe, donated over 200 new stuffed animals and soap products. On October 4th, Janet and Kay presented these items to the Katrina victims being cared for by the San Bernardino School District's Homeless Children's

## CARING COMMITTEE

*by Kay Donner*

October was a very active month for the Caring Committee. One of our residents passed on and several surgeries and illnesses occurred. We ask that all residents respond with understanding and kindness to those in need and contact either Nancy Berger or me if we can be of any help to you or a neighbor in times of crisis. Thank you on behalf of the Caring Committee

## WOMEN'S BIBLE STUDY

*by Kay Donner*

I would like to invite any female resident to attend our Women's Bible Study which meets at my home on Tuesday mornings at 10:00 a.m. We are in the middle of studying Ephesians. We look forward to our time together (and a few delicious snacks). Call Kay Donner.

# What's Cooking?

by Helen Grogan

Hi All! This recipe was one of our sons' favorites besides fish sticks and macaroni. I made it recently and it brought back some wonderful memories...COMFORT FOOD.

## TUNA BAKE CASSEROLE

- |                                 |                            |
|---------------------------------|----------------------------|
| 6 oz noodles (cooked)           | 2oz jar of sliced pimentos |
| 1 can tuna ( I prefer albacore) | 1/2 teaspoon salt          |
| 1/2 cup mayo (low fat)          | 1 can celery soup          |
| 1 cup celery                    | 1/2 cup milk               |
| 1/3 cup onion                   | 1 cup cheddar cheese       |
| 1/4 cup green bell pepper       |                            |

Combine the noodles and the vegetables and salt. Blend the soup and milk and heat. Add cheese and stir until melted. Stir into the noodle mix and bake at 425° for 20-30 minutes.

*P.S. Canned chicken can also be used.*

# NOVEMBER DINE OUT

by Kay Howe

Join us at the **Moreno Valley Ranch Golf Club** for an evening of fine dining and great company!

**November 9, 2005 5:30-7:00 p.m.**

## Touch of Italy

### Starters

*Antipasto Display, Mixed Field of Greens with Basil Vinaigrette, Assorted Italian Breads*

### Entrees

*Pasta Primavera, Chicken Breast Parmesan, Egg Fettuccine with Fresh Roma Tomato, Garlic, Olive Oil and Basil*

### Le Grand Finale

*Cannoli, Tiramisu, Freshly Brewed Coffee, Decaffeinated Coffee, Assorted Teas*

\$15.00

**Please RSVP to Kay Howe by November 7th.**

# **BUNCO!!**

Bring \$4.00 and Join Us at the Clubhouse

**Most Buncos - Helene Hippaka**  
**Most Baby Buncos - Sue Janssen**  
**Most Wins - Twila DeWalt/Lori Humphrey (tie)**  
**Most Losses - Fran Martinez**  
**Last Bunco - Marilyn Dawson**

**TUESDAY, NOVEMBER 8, 2005**

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

**6:30 PM at the Clubhouse**

**What to bring: Your favorite snack.**

**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)**

# **BINGO!**

**TUESDAY, NOVEMBER 22, 2005**

*(4th Tuesday of each Month)*

**6:30 PM at the Clubhouse**

**COST: \$4 AT THE DOOR**

**BINGO CARDS: 3 CARDS FOR \$1.00**

**Snacks: Anything you fancy.**

**For more information contact:**

**Godfrey Asciak (485-5138) or Mike Frahm (485-3095)**

## **Congratulations**

...Don Teague for his second hole-in-one this season.

# WHAT'S HAPPENING

by Joanne Pavlik

The Clubhouse was jumping with High-Fives, Bingos and cheering at our Mountain View Casino Night. Sharon Cristino did a great job in organizing this first time event. To use casino terms, our **dealers** were "on deck," **Bingo callers** were "on the ball," **bartenders** were "in the spirit," **cocktail hostesses** were "sassy" (and generous in contributing their tips to the Katrina Relief Fund), and our **helpers** really "cleaned up." Thank you to each one of you who volunteered or participated. Congratulations to our three lucky prize winners, Ed Burt, the Whalen family, and Al Meddings.

Upon receipt of this newsletter, there is still time to join the Halloween Potluck. We dare you to come down at 6:00 p.m. on October 29th for some bone-chilling fun. Costumes are optional.

## *November Social Events:*

- November 1 King TUT Exhibit
- 2 Holiday Appetizers by Peggy (Twila DeWalt)
- 7 Disaster Preparedness Meeting (Joanne Phillips)
- 9 Dine Out at Moreno Valley Ranch Golf Club (Kay Howe)
- 18 TGIF Salute to our Veterans (Katie Brambila)
- 19 Poinsettia Farm Trip (Carole Sweeney)

(Please check your calendar for a

complete list of dates and activities.)

## Save the Date

### **December 11: Holiday Party and Gift Game**

Participation in the gift game is optional. The tasteful gift should have a value of \$15

More "delicious" information to come.

I need to share some sightings that I have observed in Mountain View. I find these events occur day and night, and they probably think that nobody is watching. Do I have your attention? I have seen the **phantom volunteers** who lend a hand without even being asked. They are not in office, or the head of a committee, or even sign up for the responsibility, but they see a need and just fill in for the community. They may set up the chairs after their line-dancing class for our evening Social Club meeting, or stop their Saturday game of pool to help set up for the art class, or quietly slip out of our social meeting to go to the storage shed for more chairs needed for others, or show up to help us hang outdoor lights for Casino Night Bingo, or offer to make a needed prop or two for our casino night craps table, or return to help clean up the next day. Maybe you thought nobody noticed, but I saw you. **THANK YOU**. Mountain View appreciates all of its volunteers.

***HAPPY THANKSGIVING from your Social Board.***