



# THE VIEW

SEPTEMBER 2006

Mountain View Community Association

*Newsletter Editor:*  
Lori Humphrey  
lorimh@adelphia.net

*Advertising:*  
Sharon Cristino  
sckalona@adelphia.net

*Association/Board President:*  
Fred Humphrey  
fhumphrey@adelphia.net

*Social Chair:*  
Janet Hansen  
wfshansen@msn.com

*Social Vice Chair:*  
Doris Polley

*Social Secretary:*  
Shirley DeCarlo  
spps@adelphia.net

*Social Treasurer:*  
Godfrey Asciak  
Tayke@juno.com

*Community Manager:*  
Jacqueline Bill  
jbill@prescottmgt.com  
The Prescott Companies  
Phone: 951-699-7656  
FAX: 951-699-8196

*Website:*  
www.mountainviewhoa.org

## THE HOA BOARD LETTER



Some important information was discussed at the August 16<sup>th</sup> HOA meeting and deserves to be repeated in this letter.

What happens to the entrance and exit gates on Cactus and JFK during a power outage? If there is a power outage the gates can be manually be pushed open. They will remain in the open position until the gate company comes to reset them. We must notify Prescott.

We have hired a maintenance company to perform required maintenance on the properties starting in September. They will be here one day per month to do such things as paint curbs red for fire lanes, maintain the clubhouse, repair lighting fixtures, repair perimeter walls, etc. The employees will be identifiable by their company name, ProTec Building Services. Any requests for maintenance should be directed to Prescott.

We also hired a new pool maintenance company. No more cloudy pool water and no maintenance issues that are not promptly fixed. The new pool company will take over October 1.

Last but not least is the issue of approval if you want to make any improvements to your property. This includes, but is not limited to, replacing trees in the front yard, installing a new door or screen door, replacing your garage door, installing new outdoor lights, etc. You are only allowed to replace what originally came with your house, same color, same design, same

everything, without approval. Any change requires approval of the Architectural Review Committee and requires the appropriate forms to be filed with Prescott.

A double arm pole light and well lights that illuminate the Mountain View letters have been installed at the Cactus entrance. This should provide adequate light for the entrance and viewing the gate controller.

What about the final sign off with Ryland? This is now being handled by the Association Attorney. We still have some big issues with Ryland regarding the drainage channels at the Cactus side of the properties and behind San Jacinto. We also have issues with deeds and who owns what and who is responsible for maintenance. Your Board is working to resolve these issues, but it will take time. We are working with the Association Attorney to make sure we “do the right thing.”

Do you have an issue that you would like to see resolved? Do you have any questions? Talk to a Board member. Contact Prescott. My e-mail is [fhumphrey@adelphia.net](mailto:fhumphrey@adelphia.net). Send me a note. I promise to forward all your concerns to Prescott and the other Board



members. We all need to give our opinions to make Mountain View “a great place to live.”

**MOUNTAIN VIEW HOMEOWNERS ASSOCIATION**  
**MEETING HIGHLIGHTS—AUGUST 16, 2006**  
*by Vickie Burt, Secretary*

**BOARD ACTION**

- Approved minutes of previous meeting
- Approved Financials for July 2006. Total operating assets \$40,667.85. The total reserves are \$394,017.45. Total assets are \$434,685.30.
- Approved to proceed with collection on delinquent accounts
- Denied a request for plant replacement in the amount of \$828.00.
- Approved a motion to install a ceiling fan with light in the billiard room in the amount of \$435.00.
- Requested that the Property Manager get bids for the addition of two fans in the clubhouse—one above the billiard table including lights, and one in the kitchen.
- Reported that they have agreed to a contract with Pro Tech Buildings Services to provide 8 hours per month of facilities maintenance in the amount of \$376.00 per month.
- Reported that they have authorized a contract for pool service with Cal Swim to service the pool twice per week at a cost of \$5,100.00 annually.
- Reported that they have received a petition for a change to the CC&R's related to parking. All homeowners will receive a letter within 20 days regarding election and voting procedures related to this petition.
- Advised that they have been in contact with legal counsel relating to sign-off with Ryland for street and drainage improvements.
- Reported that a letter has been received regarding maintenance of vegetation growth in the drainage channel parallel to Everest Way. The Board has had communication with the City of Moreno Valley's response to their inquiry. There are issues related to Fish & Game habitat. This will continue to be monitored by the Board.
- Discussed their direction to Prescott Companies to obtain proposals for preparation of a long-term maintenance plan for facilities and landscaping. These proposals would include coordination of repairs, replacements and enhancements.

**COMMITTEE REPORTS**

- **Facilities:** Reported that an entry light has been installed at the Cactus Entrance. The light in the pool has been repaired in compliance with a request from the County of Riverside Health Department.
- **Design Review:** Continued to encourage homeowners to send complete and clear applications and designs to Prescott Companies. Prescott then sends them to the Architectural Review Committee.
- **Landscape:** Committee members indicated that the request for Bronze Flax at the Cactus Entry was not the consensus of the committee. The Board requested that the September landscape walkthrough include an inspection of the maintenance on the slopes along the golf course.
- **Social Committee:** A lot of great activities are planned. Refer to the newsletter for the details.

**OPEN FORUM**

There was discussion regarding the need for coordination for access of emergency vehicles. It was advised, when calling 911, to provide the access code to assist in emergency entry. There was discussion regarding long-range planning for maintenance and replacement needs that included clarification of the connection to budgeting for reserves.

***The next Board Meeting will be on September 20, 2006.***

# **Mountain View Architectural Review Committee** *by Ron Sais*

## **What is the Architectural Review Committee (ARC)?**

The ARC is charged with the responsibility to evaluate the individual merits of a home improvement project 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. It is each Homeowner's responsibility to submit a Structure and Landscape Improvement Application for approval prior to beginning a project.

## **Structure and Landscape Improvement Applications.**

The ARC Committee continues to receive applications that are not filled out correctly and lack information such as size, material description and color detail. Applications without proper and complete details are returned to The Prescott Management Companies and ultimately sent back to the Homeowner causing unnecessary delays. ARC members are happy to assist Homeowners if they have any questions when filling out their application. Please feel free to ask for assistance.

We are a community with Covenants, Conditions and Restrictions (CC&R's). These are governing documents that dictate the rules that Homeowners voluntarily consented to obey and as such is each resident's responsibility.

The following is the excerpt from our CC&R's which explains improvement(s) that require approval and the general information that needs to be provided.

## **CC&R's Section 5.3.1, at Page 31 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 (now known as the Architectural Review Committee "ARC"); however, any Improvement may be repainted without Architectural 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 Improvement Application, please contact any ARC member for guidance. Structure and Landscape Improvement Applications are available in the Clubhouse Library. Forms also can be downloaded from our community web-site at [www.mountainviewhoa.org](http://www.mountainviewhoa.org).

### **Architectural Review Committee Members:**

Ron Sais ([KateSais@aol.com](mailto:KateSais@aol.com))

Sue Janssen ([esjanssen@adelphia.net](mailto:esjanssen@adelphia.net)) Jerry Little ([RetLitFish@aol.com](mailto:RetLitFish@aol.com)),

Don MacIssac ([drmacsr@msn.com](mailto:drmacsr@msn.com)), Cliff Norton ([saxencliff@aol.com](mailto:saxencliff@aol.com)),

Donna Sandoval ([donna.anddelhi@verizon.net](mailto:donna.anddelhi@verizon.net)), Sharon Shavce ([sshavce@gmail.com](mailto:sshavce@gmail.com)),  
and Horace Smith ([hasmithgetsit@yahoo.com](mailto:hasmithgetsit@yahoo.com))

# THE GARDENER'S CORNER

by Carole Sweeney



**From the gardener's corner**...Mild weather in September makes all gardening tasks a pleasure. **Plant new trees** now while the soil is still warm to encourage the roots to become established before winter comes. **Feed your citrus** for the last time this year and water trees less as the weather cools. Remove and destroy fruit mummies on the ground to reduce the chance of brown rot next year. Are grasshoppers devouring your greenery? Our wet winter last year has caused the infestation. Half fill a 2-quart container with a 10% solution of water and molasses. This solution attracts and traps the grasshoppers. For very fragrant sweet peas, try the old-fashioned Antique Fantasy and Painted Lady or, try the new ones, Leamington, Rosy Frills, Royal Wedding and Snoopea. Switch to a 0-10-10 fertilizer for your azaleas, camellias and gardenias to encourage next spring's blossom buds.

This is the last month to prune your roses and feed them for their last bloom cycle before going dormant. Hold off on severe pruning until plants are fully dormant in January. Bulbs to plant for spring bloom can be purchased now for first choice quality. Choose big plump bulbs as these have the most stored food and will produce the biggest blooms. Refrigerate hyacinths and tulips for 6 to 8 weeks before planting them in November. Wrap them in paper bags since they are alive and must breathe.

Early in the day hose off plant foliage, top and underneath to lessen insect populations and **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](mailto: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.



**PLEASE NOTE:**

**TRASH PICKUP FOR THE WEEK AFTER LABOR DAY WILL BE ON SATURDAY, SEPTEMBER 9TH.**



LADIES ' LUNCHEON



## MIMI'S

12850 Day Street  
September 12, 2006

12:00 Noon

PLEASE RSVP TO JOANNE PHILLIPS  
OR  
JOTPHILLIPS@VERIZON.NET

(Call me if you need a ride.)



## BOOK CLUB

by Joan Williams

For our first meeting this Fall, we ask you to come to Elmwood Springs, Missouri with us and meet Elner Shimfissle and her family. This octogenarian inspires her town and family to ponder the age-old question: Why are we here?

One minute Mrs. Shimfissle is up in her tree picking figs, and the next thing she knows is she is off on an adventure she never dreamed of—running into people she never in a million years expected to meet. Meanwhile back home, Elner's nervous, high-strung niece Norma faints, her neighbor Verbena rushes immediately to her bible; and her truck driver friend, Luther Griggs, runs his eighteen-wheeler into a ditch; and the entire town is left wonder, "What is life all about?"

Fannie Flag, author of *Fried Green Tomatoes at the Whistle Stop Café* (which was produced as a movie), introduces us to some of the most entertaining characters you would ever hope to meet. As the comedy-mystery unfolds, those near and dear to Elner each discover something wonderful, and so will you.

Join us at the Clubhouse on Wednesday, September 27th at 10:30 a.m. as we discuss ***Can't Wait to Get to Heaven*** by Fannie Flag, available at Costco for \$14.19.



# Dine Out

*by Kay & Bill Donner*

The first Dine Out of the new year will be held at **Steer & Stein** on Thursday, October 19, 2006 at 5:30 p.m. Meet at the Clubhouse at 5:00 p.m. if you need a ride.

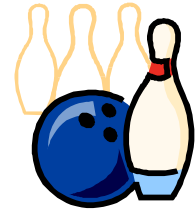
Separate checks will be provided with an 18% tip added

Call Kay or Bill Donner at 413-6201 for reservations.

We're looking forward to some fun and good food, so plan on attending with your friends and neighbors from the Mountain View Community.

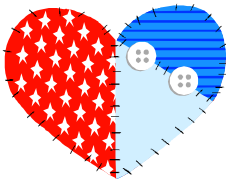
## BOWLING

*by Judy Hedger*



Two leagues are starting in the fall— ABC Bowl on Alessandro and Brunswick Bowl on Sunnymead. We always welcome and do need new bowlers. The ABC cost is \$5.50 per person and Brunswick Bowl charges \$8.00 per person. Both leagues start on September 7th. Both are on Thursdays—ABC Bowl is 9:30 a.m. and Brunswick bowl is 9:00 a.m.

Call Judy Hedger if you are interested in joining either league.



## CRAFTS

*by Twila DeWalt*

On September 18th at 6:30 p.m. at the clubhouse— Joan Williams will demonstrate how to make a plain sweatshirt into a patch stitch jacket. So come on down to see her transform a plain sweatshirt into something fancy. No need to bring anything—just yourself. See you there!

## What's Cooking? (from Katie's Kitchen Corner) (by Katie Wenke)



Thanks to Helen Grogan for the time she has given over the last several years sharing recipes with us. She'll be hard to follow!!!

My goal is to share recipes that serve two or just one. That's our community – two's and one's. Let me know if you have a favorite recipe that serves one or two that you would like to share with us.

Are you going to barbeque this Labor Day? Try this potato salad. It's easy and yummy.

### Potato Salad with Vinaigrette (Serves two)

2 medium red potatoes (about two cups cooked and diced)  
1 TBS finely chopped onion  
¼ cup diced celery  
1 hard cooked egg, chopped  
1 clove garlic, crushed (optional)  
1 TBS dry white wine  
1 TBS cider vinegar  
1 tsp Dijon mustard  
2 tsp olive oil  
salt and pepper to taste

In a mixing bowl, combine cooked and diced potatoes with chopped egg and celery. Wisk together the vinegar, wine, mustard and garlic (if using) until blended. Gradually wisk in the olive oil. Stir in the onion. Gently toss the potato mixture with the vinaigrette. Season with salt and pepper to taste. Serve at room temperature or chilled.

For one serving, refrigerate the remaining salad for another meal. To serve as a complete meal, add about ½ cup of cooked, diced ham.

An elderly gentleman had serious hearing problems for a number of years. He went to the doctor and was fitted with hearing aids that allowed him to hear 100%. He went back for a checkup in a month and the doctor said, "Your hearing is perfect. Your family must be very pleased that you can hear again."

The gentleman replied, "Oh, I haven't told my family yet. I just sit around and listen to the conversations. I've changed my will three times!"





# BUNCO!!

**Bring \$4.00 and Join Us at the Clubhouse**

***Most Buncos - Twila DeWalt (after a 5-player runoff!)***

***Most Baby Buncos - Mary Ortiz***

***Most Wins - Marilyn Dawson***

***Most Losses - Fran Martinez (always a "winner")***

***Last Bunco - Joyce Collins***

**TUESDAY, September 12, 2006**

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

**6:30 PM at the Clubhouse**

***What to bring: Desserts for a kid's lunchbox***

***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, September 26, 2006**

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

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

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

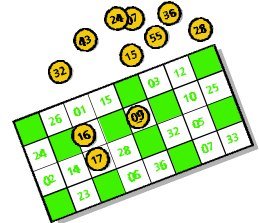
**Snacks: Anything you fancy**

**July Winnners: Janet Hansen, Joan Brodowsky (2),  
Marilyn Dawson, Twila DeWalt**

**Coverall Winners: Louis Lukomski/Joan Williams**

**For more information contact:**

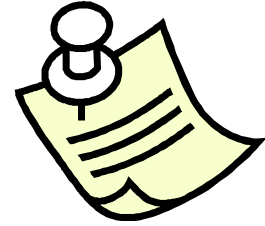
**Godfrey Asciak or Mike Frahm**





# WHAT'S HAPPENING

*by Janet Hansen*



Hello Neighbors,

Congratulations to Fred Humphrey, winner of the 50/50 at TGIF on August 18th, and a big THANK YOU to everyone who stepped up to help out for a fun evening. What a great group of people we have living among us.

The Luau scheduled for Saturday, September 23rd is starting to come together with the help of Terry O'Brien and her troop of entertainers hard at practice every week. This is going to be a wonderful evening with good food and entertainment, so be sure to RSVP by September 10th with your payment of \$10 per person due by September 16th. You may contact Twila DeWalt or Godfrey Ascik.

"Friendship is like premium gasoline. It helps to take the knock out of life."

Thank you everyone for your cards, well wishes, and prayers during Rick's illness and recovery. Your support has helped both him and me during this trying time. Because of you, we are very happy that we live in Mountain View!

Rick and Janet Hansen