

# *THE VIEW* DECEMBER 2004

*Mountain View Community Association*

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## **The Prez Says** by Bob Vernlund

The optimum Board of Directors would be “open,” “honest,” and “looking out for your rights.” The Board represents your interests in a very valuable investment—your home. That is why it is so important for everyone to stay involved, get involved, and volunteer to be involved with this community. There are numerous committees and positions that need your time and talents. Board elections are in January 2005.

We, as a Board, have to rely on the committees and others to know what is going on and what needs to be looked into. We are responsible for enforcing the Rules and CC&Rs and “running” the community. To keep the items of interest from falling through the cracks, we have come up with a method that allows us to list and quantify the status of all action items. The Board develops a list (usually around 15-20 items long) of all the things that are going on and spells out the current status and responsibility for each item. This allows Management and the Board to keep their eye on the ball and the current status of each action item. These lists are updated at least every two weeks and are the discussion points for phone calls and e-mails.

The other responsibility of the Board of Directors is to make sure we comply with the Civil Codes that change each year. This year, there were a couple of changes that I would like to point out:

**AB 2376** states that the Associations must provide fair, reasonable, and expeditious procedures for making architectural decisions. The procedure must be in the Association’s governing documents, and must have prompt deadlines. It must state the maximum time for Board responses. Architectural decisions must be made in good faith; may not be unreasonable, arbitrary, or capricious; and must be in writing. Denials must contain an explanation and procedures for reconsideration. Owners are entitled to reconsideration by the Board. Notice of the procedures must be provided to owners annually.

**AB 2718** on Financial Disclosures, Reserves states the operating budgets must now include a summary of the reserves based only on assets held in cash or cash equivalents. It must include the mechanism(s) by which the association will fund reserves, including assessments, borrowing, use of other assets, deferral or selected repairs, or other alternatives. There is a new mandatory assessment and reserve funding disclosure summary form. There are new restrictions on borrowing from reserves. Owner disclosures to potential purchasers may be provided to the owner in electronic format. The new law applies to all disclosures made after July 1, 2005.

There are other minor changes that you will hear about later. As for now, we all need to keep focused on making this a great community to live in. Time is a commodity that is not for sale. We appreciate all who give so much of their time that others may enjoy the benefits of living in the great community of Mountain View. Thank you!

**MOUNTAIN VIEW HOMEOWNERS ASSOCIATION  
MEETING HIGHLIGHTS — NOVEMBER 16, 2004**

*by Joanne Phillips, Secretary*

Management Report – Selected a light for the entrance at JFK gate and forwarded to Ryland. Parking issue at JFK will be forwarded to the City. The City advised they would paint red curbs 25 feet on each side of the gate. Also, the City will install four-way stop signs at Redlands/JFK and Cactus by December 1<sup>st</sup>.

Facilities Committee – Installation of card room door has been completed. Discussed dirt on tennis court and will forward concern to Artistic Maintenance. Don Papiernik is now able to correct or install your gate code on keypads at gates. Grills need cleaned and Management will handle this. Exercise equipment and spa have been repaired.

Social Club – Christmas party will be held on December 12th at the Clubhouse.

Reserve and Operation Funds will be transferred on December 1<sup>st</sup> to First National Bank of Arizona who specializes in Homeowner Associations. They are FDIC insured.

The Board authorized the Facilities Committee to select a vendor to purchase and install rope lights at palm trees at both entrances at a cost not to exceed \$1000.00. J.H. Electrical will complete the project at a cost of \$720.00.

Selected Bill's Sweeping Service for street cleaning.

The selection of a clubhouse cleaning contract was tabled until next month in order to obtain another bid.

The Prescott welcome package will now include a copy of the CC&R's.



# **WELCOME NEIGHBOR**

*by Meredith Teague*

November was a short month for me, due to vacation, but I met some lovely people:

*Esther Hooper, 28870 Rainer Way, from Sylmar, CA*

*Sue and John Mattern, 28869 Big Pine Way, from Desert Hot Springs, CA*

This is my final column as the "Official Greeter" for Mountain View. I began greeting so many fine people during the building stage, when most of Grandview was closed off with a chain link fence. I watched every home being built after that and met every new resident from then on, including second homeowners. This is a diverse and wonderful community. Please join in and be active in the Social Club, HOA Board, committees, etc. and take part in your community. It's yours and has great potential.



## **Neighborhood Watch**

*by Rick Hansen*

Due to the holidays which are rapidly approaching, there will not be a zone captain meeting for the month of December. We will pick up in January with our first yearly zone captain meeting and, in February, we will have an open meeting for all residents.

For those of you who missed the November meeting, we had speakers from the Riverside Chapter of the American Red Cross and they were very informative.

The date and time of our January meeting will be announced in the newsletter which will be distributed at the end of December.

I would like to wish everyone a joyous holiday season and remember to be safe when decorating with Christmas lights and do not overload any outlets in or outside your homes.

# **BOOK CLUB**

*By Shirley De Carlo*

The Book Club will meet at the clubhouse at 2:00 p.m. on Thursday, December 2nd. The date and time was changed due to the upcoming holidays.

We will review two books this time:

***Skipping Christmas***, by John Grisham

***The Lost Continent***, by Bill Bryson

We are reviewing these two books because they are both easy readers with lots of laughs. Come join us if you can.

## **THE GARDENER'S CORNER**

*by Carole Sweeney*

*From the gardener's corner...* In December, the sun's light and warmth slip to the year's low ebb. During warm spells, you can **prune** fruit trees and vines but only when all the leaves have fallen. This indicates that the plants are fully dormant and pruning will not damage living tissue. Don't clip spring blooming shrubs, however, or you'll remove this coming year's color—wait till the bloom is over. **Feed** trees and shrubs that will bloom in January or February. If azalea or geranium foliage is light or yellowish green, water plants with a solution of chelated iron. **Roses**—they are still blooming nicely, but don't feed them this month. Let the dying roses make rose hips which strengthens the overall bush. We'll be pruning in January so give them a rest for now. Continue to **water** your over wintering outdoor plants unless the rains keep the soil moist. Irrigation should be reduced, not stopped, as plant photosynthesis slows down and cold weather dries plants out. **Houseplants** may not look too spiffy now. That's because they are going dormant too. So, stop feeding them and water them less frequently.

*Garden club news...* Pat Romney, Master Gardener, who was here last year in December, will return to talk to us on a different subject, "Creating Holiday Table Arrangements from the Bounty in your Garden." I hope you will all come to her demonstration.

**THANK YOU FROM PROJECT LINUS**  
**Providing Security Blankets to Seriously Ill Children**  
*by Janet Jarosh*

Thank You so much to those who generously participated in the Fundraiser for Project Linus at the Holiday Boutique on Saturday Nov. 20th. Your purchases and donations are very much appreciated. Linda Quinn, Nancy Berger and I sold items to generate funds for Project Linus. We had a wonderful day of sales and donations; and had a great time. Twila De Walt was the winner of the Raffle for the Butterfly Afghan. Congratulations Twila! And a special Thank You goes to Jackie Silvie for donating her boutique proceeds to Project Linus. Thank you so much!

We met a lot of ladies showing an interest in learning (or refreshing their skills) how to crochet, so we may hold some classes after the first of the year. Watch for Crochet Class dates in the newsletter.

Thank You Again,  
Janet Jarosh  
Project Linus Representative for Mountain View

**PULL-TAB UPDATE**  
*By Nancy Berger*

As of this writing, over **ELEVEN POUNDS** of pull-top tabs have been collected by the homeowners at Mountain View and donated to the Dialysis Center near the Riverside Regional Hospital on Cactus Avenue. They make sure the tabs get into the right hands. This equates to approximately 16,000+ tabs, which represent approximately 80,000 minutes for kidney dialysis or about 1,300 hours.

A special thanks to Pete Hite who contributed almost half the total. Thanks also to all who contribute, whether one or a bag full. This is truly a community project.

Collection containers are at the clubhouse or may be given to Nancy Berger at 14662 Mountain Vista Drive. **Every pull-tab counts.**

Thank you to the Caring Committee and everyone for the food donations and cards in memory of my mother, Margaret McDaniel. We appreciate your kindness, condolences, and are truly grateful for the support of friends.

Roberta & Jack Laird  
David McDaniel

# TAI CHI & RELAX INTO STRETCH

By Suzanne Werner (485-3850)

*Tai Chi is a Chinese martial art that is primarily practiced for its health benefits, which include a means for dealing with tension and stress. It emphasizes complete relaxation and is essentially a form of meditation in motion. People who practice it use deep breathing as they move through a series of exercises called "forms." It improves balance, flexibility, circulation problems and lowers blood pressure. It is safe for all people of all ages and fitness levels. However, if you are sedentary, consult your physician before starting. Tai Chi should not make you ache and a lot of the movements may be modified to keep it pain free.*

*Classes will begin in December on Tuesdays and Fridays at 3:00 p.m. in the patio area of the clubhouse. Be sure to bring a mat and wear warm clothes if the weather is cool. (Mats can be purchased at WalMart for \$9.99.)*

*If you have any questions, please call Suzanne.*

2004 SPARK OF LOVE TOY DRIVE  
SPONSORED BY THE  
MORENO VALLEY FIREFIGHTERS  
15111 INDIAN AVENUE  
MORENO VALLEY CA 92553

*For the past 13 years, the **Moreno Valley Firefighters** have been collecting toys and monetary donations to purchase toys for the less fortunate children in our community. A box will be placed at the **Mountain View Clubhouse** for any toys you would like to donate. Any monetary donation can be sent to the above address. (Please make checks payable to "THE MVFC".) Your donation is tax deductible ID#33-0432019.*

*Thank you.  
Chuck Therrein, FIRE STATION 58  
(924-6860)*

# **BINGO WAS A HIT!**

***Now Join the Crowd on the 4th Tuesday of each Month***

**TUESDAY, DECEMBER 28, 2004  
6:30 PM @ THE CLUBHOUSE**

**GODFREY ASCIAK AND MIKE FRAHM WILL BE OUR COORDINATORS AND CALLERS**

**COST: \$4.00 AT THE DOOR**

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

***For more information contact:  
Godfrey Asciak or Mike Frahm***

## **NEW YEAR'S DAY BRUNCH AND PARADE WATCHING**

We invite you to celebrate the first day of 2005 with us at the Clubhouse. Watching the Rose Bowl Parade is more fun when we can share it with our friends and neighbors at a potluck brunch. Bring a breakfast-type food and come on down on New Year's Day at 9:00 a.m.

# **WHAT'S HAPPENING**

*by Joan Williams*

What a great Community we have!

We all enjoyed the Veterans' Day TGIF celebration, and we had a chance to thank our wonderful men and women who have helped to keep our country safe. The lucky winner of the Flag flown over the US Capitol was Don Papiernik. Maggie August did a terrific job of putting the celebration together, and she was ably helped by Joan Brodowsky and Janet Papiernik, and their always-obliging husbands.

Have you all noticed the terrific job done on our picture boards by Maggie August? She not only takes the pictures, but also keeps us right up to date. Maggie is now starting to work on our Community Scrapbook. If you have any photos taken at our community events, please give them to Maggie.

Kay Howe arranged a wonderful dinner for more than 30 of our friends and neighbors at Chicago Pasta House. Going to a "Kay Arranged" event is like being invited to her home. She provides a beautifully set table and other special touches that we don't usually find. Thanks, Kay.

Our Holiday Boutique was great fun. We had quite a variety of items offered for sale. The presenters were quite professional, and we all had a very good time. Our first ever bake sale was a huge success. We do have some excellent cooks!

**Our big event for December is the Holiday Party on Sunday, December 12 at 6:30 p.m.** This will be another gift exchange party, and, if you choose to participate, we ask that you bring a gift that costs no more than \$15. I like to take something that I would enjoy having myself. Complete instructions are found elsewhere in the newsletter.

On January 1, we'll be gathering at the Clubhouse at 9:00 a.m. to watch the Rose Bowl Parade, and share in a light potluck brunch.

The Holiday Season is upon us, and this is a wonderful time to get to know the people in our community.

**COME ON DOWN AND JOIN IN THE FUN!**