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MountainViewHOA.org



“THE VIEW”

July 2014

Dear Mountain View Residents;

Unfortunately the big issue coming out of the June Board Meeting was not what anyone wanted to hear but probably inevitable. The Board voted to raise the monthly assessment to \$117.00 per month. The Finance Committee recommended an increase to \$119.00 and the Board felt it could rely on future revenue to offset \$2.00 of the increase, therefore the \$117.00.

This is the first significant increase since Mountain View was developed. The monthly assessment started at \$101.00. It was increased to \$103.00 a few years back – and now to \$117.00.

Why the increase? The major items are the reserves for future replacement and repair of large capital items like the clubhouse, streets, etc.; utilities such as gas, water, and electricity; and legal costs. In addition, we have a \$16,795 net loss in operating funds as of May 31, 2014 which has to be made up next year.

This year the reserve study shows an increase of 3% each year for inflation and an increase of about \$6.00 in assessment over last year's budget. Gas, water, and electricity have increased in price and we had no rain this year which required the HOA to water the slope along the golf course and other areas when normally the water would have been turned off. Legal costs are up due to enforcement issues.

I personally feel that our association fees are very reasonable for the facilities we have such as a gated community, clubhouse, pool, spa, tennis court, nice landscape and private streets.

Fred Humphrey
HOA Board President

DRIVE 25 AND KEEP YOUR NEIGHBOR ALIVE

MOUNTAIN VIEW HOMEOWNERS ASSOCIATION

MEETING HIGHLIGHTS

By: Sue Janssen, HOA Secretary

The Mountain View Homeowners Association held its
Board of Directors meeting on Wednesday, June 25, 2014

Open Session Business:

Financial Summary:

	<u>May</u>
Reserve Funds	\$ 826,324.07
Petty Cash	\$ 1,500.00
Operating Funds	\$ 26,855.12
Total Assets	\$ 854,679.49
Operating Income/(Loss)	\$ (16,795.40)
Y-T-D Reserve Funding:	\$ 68,115.99
Reserve Funding Budget	\$ 66,200.00

Reviewed Delinquency Status Report:

As of May 31, 2014, the Association reports a total of \$1,867.00 in delinquent assessments. This value represents an approximate 0.54% delinquency rate. The delinquency rate for April 2014 was 0.52%.

Board Action:

- Board authorized management to issue Liens to: 0 of accounts.
- Board was updated as to Small Claims action on violation issues.
- Board approved Open Session minutes dated May 28, 2014; Financial Statements for May 2014; Meeting Minutes for ARC, Facilities, Finance and Social Club. Board approved Artistic Maintenance Monthly Management Report.
- Board approved the appointment of Carol Wilkins, Vice Chair and Teri Eldred as Secretary of the 2014-15 Social Club Board.
- Board approved the 2014/2015 Budget. New assessments will be \$117.00 per month beginning August 1, 2014. Management will distribute the Budget Package to the Homeowners no later than June 30, 2014.
- Board did not second a motion to revisit speed-bump issue.
- Board approved two (2) proposed ARC Guideline Amendments. They will be sent to homeowners with the Fiscal 2014/2015 Budget package. Homeowners will have thirty (30) days for comments.
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- 1. Xeriscaping Guidelines
- 2. Front Door & Shutter Guidelines.

Board approved an updated and restated Rules and Regulations. The R&R's will be sent to homeowners with the Fiscal 2014/2015 Budget package. Homeowners will have thirty (30) days for comments.

Board discussed the installation of a flag pole at the clubhouse. Because of budget restraints the board tabled this proposal.

Board approved the proposal for Association Liability Insurance from Labara/Oconee in the amount of \$6,916.00.

Board approved a monthly maintenance contract with Tri-County Lighting in the amount of \$95.00 per month.

Homeowner Forum:

Homeowners discussed the subject of Estate Sales in the community.

- The next HOA Board meeting will be held at the clubhouse on **Wednesday, July 23, 2014** at 6:00 pm.

What's Happening? *By: Peggy Meddings*

July 2014

Hello Mountain Viewers

We are sorry to announce that Jo Pavlik will no longer be Secretary of the Social Club. We will miss her input at our meetings, although she will still be helping us with some of our activities.

We are happy to announce our new 2014-2015 Social Club Board, as approved by the HOA.

Peggy Meddings – Chairman
Carol Wilkins – Co-Chairman
Teri Eldred –Secretary
Mary Kimberlin – Treasurer

The Social Club new year starts on July 1st. We will be making plans for our coming year, please let me know if there is any activity or trip you would like us to review.

We still need volunteers to help with some of our activities, please call me if you are interested.

The end of September we are planning a trip to the garment district in Los Angeles. There will be more information in the September newsletter. We will need to know who is going and also who would be will drive to the train station.

We would like to invite all our new neighbors to join our many activities. Please stop down at poolside on Wednesday evenings at 7 p.m. just to chat.

Peggy Meddings– Social Club Chairman

TRIP TO GLEN IVY SPA

**25000 GLEN IVY RD.
CORONA, CA 92883
1-888-453-6489**

**The social club is planning a trip to Glen Ivy Hot Springs Spa
Tuesday, July 22, 2014
Leaving the Clubhouse at 9:00 a.m.**

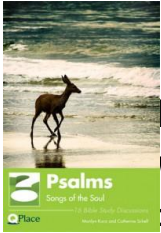
**The entry fee is \$46.00 with a 10% discount for seniors. This includes all regular spa features.
Wear a dark swim suit if you plan on taking their mud bath. There are also coupons on their web site.**

**You will need to make an appointment if you wish to participate in their specials treatments.
Although you may sign up on the 22nd if there are still openings for that day.**

Fees for the following are posted on their web page:

**Massage
Skincare
Nail care
Body treatments**

**Please let us know if you will be able to going us by July 18th and if you would be willing to drive.
Peggy Meddings 924-9195 or Jo Pavlik 247-4773**



LADIES' BIBLE STUDY

Wednesdays

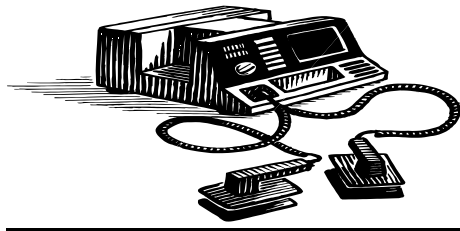
10:00-11:45 am at the clubhouse

We are studying the Psalms this month and next. Sixteen psalms are featured in this discussion guide which express a wide spectrum of emotions: from uncertainty, anxiety, to confidence, assurance, and joy. The psalms also provide a place to see the character of God.

Discussion guide books are \$10.00.

Our group is non-denominational.

We have over 20 women participating and we would love for you to join us. To know more, please contact Gretchen Williams at: 951-924-4352.



Defibrillator Class

Conducted by Phil Roy

Wednesday, July 9th, at 9:00AM

Please come to the clubhouse and learn to use this valuable lifesaving device.

Men's Bible Study



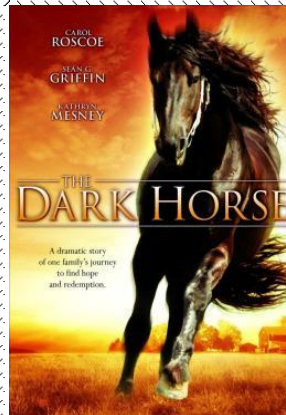
Fraturdays, 10:30 am at the clubhouse

This month we will continue our study on the book of Ephesians.

Our group is non-denominational; join us this (or any) Friday at 10:30 a.m.

Contact Bill Donner at 952-413-6201 or e-mail Kayandbill@verizon.net or simply show up at the clubhouse on Friday at 10:30 a.m.

Everyone welcome!



Movie Night

Second Friday

... July 11th

6:45pm at the clubhouse

THE DARK

HORSE

Dana returns to her childhood home to discover that it is threatened with foreclosure. To save the farm and the family, she must tame her mother's dangerous horse and ride him to victory in the year's biggest dressage competition. 2008

Cast: Carol Roscoe, Kathryn Mesney-Hetter, Sean G. Griffin, Kate Bayley

*****Fresh hot popcorn*****

Bring a comfortable chair and a snack to share.

Coming in AUGUST... "Fireproof"



WHAT'S COOKING

MEMORIAL DAY AWARD WINNING Carrot Cake

Stirred up by: Eunice Kang

Cake Ingredients:

2 ½ cups flour 1½ cups butter, softened (3 sticks)
1 cup granulated sugar 2 tsp. vanilla extract
1 cup light brown sugar 3 large eggs
(Packed) 3 cups grated carrots (3-4 med.)
2 tsp. baking soda ½ cup drained crushed pineapple
¼ tsp. salt 1 cup raisins (I use ½ cup)
2 tsp. cinnamon 1 cup chopped walnuts

Cake Instructions:

Preheat oven to 350° F.
Grease and flour two 9-inch cake pans.

In large bowl of electric mixer, stir together flour, sugars, baking soda, salt, and cinnamon. Add butter, vanilla, and one egg. Blend at low speed. Beat at medium speed for 2 minutes, scraping sides of bowl often.

Add remaining eggs one at a time, beating 30 seconds after each addition. Add carrots, pineapple, raisins, and walnuts.

Blend at low speed until thoroughly combined.
Pour batter into prepared pans and smooth surfaces with a spatula. Bake for 65 minutes. Cool in pans for 15 minutes.

Invert onto rack and cool to room temperature.

Icing Ingredients:

16 oz. cream cheese, softened 1Tbsp. lemon juice
½ cup butter, softened (1 stick) 2 tsp. vanilla extract
3 cups powdered sugar

Icing Instructions:

In medium bowl of electric mixer, beat cream cheese and butter at medium speed until smooth. Add lemon juice and vanilla and beat until combined. At low speed, gradually add powdered sugar and beat until smooth.

Place one cake layer on a platter and spread icing on top. Place the other cake layer on top and spread icing on sides and top.

Refrigerate at least one hour before serving to set icing.



CRAFT CLUB

At our July meeting Cathy DeWalt will be demonstrating “Zen tangle” sounds interesting, it’s a fun project to do. Please bring sharp pencils and fine point pen and paper to draw on; she will have patterns to give out. She will also share some of her art projects.

Hope some of our new neighbors will come to our meeting even if you don’t do crafts, you’d be surprised, and you may try “Zen tangle” it’s a fun project to take with you while waiting for appointments.

For more information please call Peggy Meddings 924-9195 or e-mail me at mmeddings@verizon.net



LUCY. A purebred, female Sheltie, needs a loving home that will spoil her with affection. She is perfect in every way, rarely barks, loves to take walks, rides well in car. No fee required, comes fully guaranteed – if she doesn’t work out, we will take her back.

Call Joyce Fairchild for more information:
951-242-2552



GARDENER'S CORNER HAPPY JULY FOURTH

Hard to believe we are already into July, it's hot and not a particular wonderful time of the year to be outside. But we are going to be busy keeping up, WITH THE BAD BOYS OF SUMMER. You don't have to be a biologist to tell one type of insect from another. Insects that are closely related have similar life cycles, which I think is both interesting and important to know. If we understand the problem it is the first step to solving it.

Now is a especially a good time to watch out for "garden pest" and diseases. Most are harmless to both you and your plants, and many are among the best garden helpers you'll ever find. Unfortunately, some pests are up to no good, at least from a gardener's point of view. Get rid of bad bugs early before they produce the next generation. Pull out buggy plants if seriously infested, and destroy it as fast as you can.

A great spray is as follow: 3 tsp. of baking soda, 2 tbsp. of Murphy's Oil 2 tbsp. canola oil 2 tbsp. vinegar, 2 gal. warm water. Mix ingredients together put in a handheld sprayer and mist-spray your plants until they are dripping wet, early in the morning.

Lessen Black spot on your roses, with a potion to combat this problem-- 15 tomatoes leaves 2 small onions, one fourth cup rubbing alcohol,, blend in your blender and add 1 gallon of soapy water, I prefer DAWN liquid soap.

Maintenance, adjust mower height, feed your plants selectively, speed melon harvest keep off damp soil, put aluminum pie pans to keep off ground, water carefully. Hope these hints help make your summer just great, and remember give a weed and inch and it will take a yard.

YOUR GARDENING FRIEND
DEANNA MASTROSIMONE

INTERESTED IN BECOMING A VOLUNTEER

If you are interested in becoming a Volunteer, please come join our fantastic team. Join us and be a part of our Volunteer Family. Enjoy the rich history that the March Air Museum provides. Learn about our was Heroes and Aircraft and Space through aviation. We exhibit the SR-71' the world fastest production Airplane. March Field Air Museum offers-Docent guided tours (with advance notice) our volunteers are present daily to give tram tours and to relate first-hand experiences in the field of Aviation, our Volunteers work in the following areas: exhibits, collections department, foundation office, Front admissions desk, Front information kiosk desk, Run the Planetarium, Gift shop, helping with the Library, events, special events, museum maintenance, and Restoration department. If this appeals to you, March Field Air Museum is the place for you. If you enjoy meeting people and have a love of history and airplanes, then be part of our awesome team. We have fun, and the friendships you make will last a lifetime. Just to let you know we truly appreciate our volunteers. Without our many Volunteers we couldn't run the museum, we have volunteer socials. At the end of each year we honor our volunteers with a special luncheon in order to acknowledge all their hard work and service. If you are interested please call Annie @ 951-902-5949 or email – annie@marchfiled.org



POT LUCK POOL PARTY

ICE CREAM BAR

**With a variety of toppings
Supplied by the Social Club
FRIDAY JULY 4TH**

@ 5:00 p.m.



MEMORIAL DAY COOKOUT

