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MountainViewHOA.org



**“THE VIEW”
JUNE 2014**

Dear Mountain View Residents;

A question I am often asked is do I have to submit a Home Improvement Form and obtain Architectural Review Committee approval to do something like install a patio cover, plant a tree, paint my trim, plant a plant, etc., etc., etc.

The easiest answer is yes, yes, yes. Any time you change anything to the exterior of your house and yard you should submit an application and secure approval. If you are unsure, ask our property manager, a member of the Architectural Review Committee, or a Board member. The ARC guidelines state “Approval from the ARC is required for any additions or alterations to the following:

A. All exterior structures, landscaping, front, side and rear yards; including fences and walls. B. Any change to the exterior appearance of one’s property must be approved by the ARC”. There is much more in the guidelines which you should read if you are contemplating any change to your yard or outside of your house. These guidelines are available at www.mountainviewhoa.org or you can obtain a copy from our property manager.

Some things to keep in mind when planning a project, pictures are worth a thousand words. Include them whenever possible. Please make your drawings as detailed as possible. The ARC only meets once per month. You will not receive approval until they have met and you receive an approval letter. This could take from 30 to 45 days, so plan ahead.

PLEASE NOTE. There is a street repair and curb painting project scheduled for June 2nd from 7:30 am to 5:30 pm. Please do not park on the streets during that time.

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, May 28, 2014

Open Session Business:

Financial Summary:

	<u>March</u>	<u>April</u>
Reserve Funds	\$ 819,549.02	\$ 826,359.21
Operating Funds	\$ 23,981.78	\$ 20,409.96
Operating Income/(Loss)	\$(19,152.04)	\$(22,723.86)
Y-T-D Reserve Funding:	\$ 54,488.94	\$ 61,299.13

Reviewed Delinquency Status Report:

As of May 14, 2014, the Association reports a total of \$1,970.00 in delinquent assessments. This value represents an approximate 0.52% delinquency rate. The delinquency rate for February 2014 was 1.05%.

Board Action:

- Board authorized management to issue Liens to: 0 of accounts.
- Board approved management to start Small Claims action on violation issues.
- Board approved Open Session minutes dated April 23, 2014; Financial Statements for March and April 2014; Meeting Minutes for ARC, Facilities, Finance and Social Club. Board approved Artistic Maintenance Monthly Management Report.
- Board approved the appointment of Peggy Meddings as Social Club Chair.
- Board approved the draft budget to move forward with a budget meeting before the final draft is produced.
- Board made an announcement regarding Land Surveyor. It read as follows:

"There have been a few inquiries from residents regarding the recent land surveyor in the community. Please be advised this is an executive session item at this time as legal counsel is involved and the membership will receive more detailed information in the future, however at this time the Board would like to inform residents they are conducting a survey of various lots as part of their due diligence to clarify maintenance responsibility."

Homeowner Forum:

Homeowner asked why maintenance gate on Everest Way and the golf course was locked. Chair Humphrey explained that it was a safety issue to alleviate any access to the community from the golf course.

Homeowner asked if board had made any decision on installing speed bumps in the community.

- The next HOA Board meeting will be held at the clubhouse on **Wednesday, June 25, 2014** at 6:00 pm.

Please remember that Rose Paving will be conducting street repair and curb painting on JUNE 2nd, 7:30 am to 5:30 pm. Please be aware that there will be no street parking during those times.

What's Happening? By: Peggy Meddings

June 2014

Hello Mountain Viewers

We had our shed sale in April and we made \$151. Thanks everyone. The shed and storage closet was cleaned out by Joanne Foronjy, Jo Lippire and Eunice Kang. Now everything is labeled and organized. Please do not put anything in the storage closet without speaking to Jo Lippire. Management ordered the rest of the round tables bringing our total to eight, and just in time for our Fashion Show.

The Fashion Show was a great success. Thank you to Joanne Foronjy for the great job she did. We donated \$1750 to the American Cancer Society, a new record. The cost to the Social Club was \$592.90.

We have a new volunteer to do our 50/50s. Thank you to Chuck Hedger.

COMING EVENTS: We are planning a Fourth of July potluck pool party; see the flyer in the newsletter for information. We are also planning a trip to Glenn Ivy Spa in July. Look for details in the July "View"

We have been asked why we felt the need to increase our bar fees by \$1.00. We have 23 clubs and supply any new equipment they require. Here is a quick explanation:

Expenses:

Paper plates, napkins, silverware, coffee, tea, cream, filters and cups, wine, beer, soda, water and ice.

Miscellaneous Expenses: CD's for line dancing, water aerobics, 50/50 tickets, sympathy and get well cards, scorecards for Bingo. When we have a Memorial service we supply dessert, sandwiches, salads, coffee, tea and bottled water. The Social Club sponsors the fashion show (the cost this year was \$592.90); we are also planning an appreciation luncheon for our individual club chairpersons.

Income:

Regular income is from the 50/50 tickets and the bar. Since Yolanda has moved we no longer have dinners at cost and now must use caterers and restaurants for our dinner parties, therefore our income for dinners is minimal. We only have dinners about six to eight times per year. We will have zero profit at the end of the year.

Our Financial Statements are posted on the community bulletin board each month.

If you have any questions please contact
Peggy Meddings, Social Club Chair

SOCIAL CLUB NOMINATIONS

**SOCIAL CLUB OFFICER ELECTION to be held
Tuesday, June 3, 2014 at our Social Club meeting,
3:00 pm at the clubhouse.**

The social club is required to replace two of our officers each year. This month we are in need of volunteers to fill the secretary and co-chairman positions. Please consider serving. Without the social club we cannot have the activities you enjoy at Mountain View. Below are the duties of the Secretary and co-chairman.

CO-CHAIRMAN

The co-chairman acts in the absence of the chairman. Co-chairman is a member ex officio of all committees. The co-chairman is responsible for maintaining current social club membership roster and publishing a directory. Co-chairman shall act as general activities director. Co-chairman will call meetings of special-interest groups with the object of setting up standing committees, to conduct the activities of such a group. All reports of the activities such as special interest groups will be presented to the chairman. The social club co-chairman shall keep a monthly schedule of activities planned, which will be posted on the bulletin board at the clubhouse. In the event the chairman is unable to continue his or her term, co-chairman shall assume the duties of the chairman for the remainder of such term.

SECRETARY

The Secretary shall keep minutes and official reports of the social club. The Secretary shall submit minutes of the monthly meeting to members of the social club for approval. The Secretary shall take minutes of the social club officers' board meetings. The Secretary shall keep records, books, documents and papers relating to the social club. The Secretary is responsible for social club correspondence and shall perform other duties as may be assigned by the social club officers and other official reports of the social club.

Please contact Peggy Meddings at 951-924-9195 with any questions. We look forward to working with new volunteers and new homeowners.

WELCOME TO ALL OF OUR NEW NEIGHBORS

The social club sponsors 15 different activities. We welcome you to join us at any of the activities that interest you. Please do not wait to be invited, you are welcome and will be greeted by your neighbors who would like to get to know you. All activities are listed in our newsletter.

Would love to see you at the ladies luncheon and dine out.



WHAT'S COOKING
STIRRED UP BY...JO ANN FORONJY

*With the BBQ season coming up,
thought you might like some side
dishes*

BEST BAKED BEANS EVER!!

INGREDIENTS

- 6 regular size cans plain pork and beans (Campbell's, store brand, etc)
- 1 cup brown sugar
- ¼ cup maple syrup (light or sugar free may be used)
- 4 tsp. mustard
- 1-2 large onions (chopped)
- 6 bacon strips (cut into 1 inch pieces)

IN SAUCE POT

Sauté bacon and onion until cooked, but not crispy
Add remaining ingredients, stir together and heat before serving
Maybe be modified to ½, or doubled for more

MANGIA AND ENJOY!

CALL WITH QUESTIONS....JO ANN 951-750-2303

Newsletter Information...
by Gretchen Williams

Submitting an article...All submitted articles are as attachments or emails. Also, articles should be carbon copied (CC) to me as concise as possible.

Special interest...We would like to recognize special celebrations (residents only) by including a brief write-up in the newsletter: significant anniversaries, milestone birthdays, special recognitions, etc.

Pictures...Please send pictures of a current Mountain View event for the newsletter.

Help Wanted... We are looking for a resident interested in working with the newsletter team in advertising.

**For information or pictures for the newsletter:
Gretchen Williams: rgwilliams68@verizon.net
phone: 924-4352 or home, 28490 Grandview Drive**



**Demont Macklin
Handyman**

Daytime cell: 314-920-6400

Custom, maintenance & Improvement projects

- painting: indoor and out
- fence repair, staining and painting
- appliance installation
- custom built cabinetry: house or garage
- custom roll-outs for cabinets
- custom cabinets: TV-surround or wall mounts
- carbon monoxide/ smoke detector installation or battery changes
- kitchen or bath counter installation
- crown moldings and ceiling beam installation
- tile floor installation in entry, kitchen or bath
- installation of all types of hardwood flooring
- removal of old flooring

"NO job too small or too big!"

References available from your Mountain View Neighbors.



JUNE DINE OUT
THURSDAY JUNE 19TH 4:30 PM
B.J.'s RESTAURANT

*For reservations e-mail Joanne Phillips at
Jotphillips@verizon.net or call 951-242-5165.
Deadline is June 17th. LIMITED TO 20 GUESTS*



LADIES LUNCHEON

**Monday, June 9, 2014
12:00 Noon**

**Cask n' Cleaver
1333 University Avenue
Riverside, CA**

**Call Lori (485-6815) or Marilyn
(601-2031) by June 6th**



June 2014 The Gardener's Corner

Well we have finally made it to June the first day of summer falls on the 21st of the month. We have had an up and down year so far in climate and weather, but true gardeners love a challenge. So here are few "Helpful Hints" to make it through the long days of summer. It's time to increase watering to our summer schedule. Lawns will need about two inches of water a week in hot interior valleys. Most shrubs will thrive on much less water than we usually give them. Roots go down about two feet by now--so should the water. If we can keep a well-balanced program, we should be able to make it through this drought.

The "Be Water Wise" web-site suggests water before 7 a.m. which helps to reduce evaporation. Water the garden deeply every week or two, depending on how consistently the hot weather has been. Tomatoes and other large plants in our clay loam soil use about one foot of water in three days of hot, dry weather. Now if we have added lots of top soil, as suggested, we should use far less. If you should get withering of foliage at the end of a hot dry day it can be expected, but if your plant is still withering through to the following morning this indicates the immediate need for deep watering, for the roots and a gentle sprinkling for the foliage. Keep mulching throughout the summer to conserve more water.

Mow High! Raise your mower cutting height to at least 2 to 3 inches; keep your blade sharp. If you have a gardener tell him your wishes. Weekly lawn cutting should be fine. Don't water too late in the evening. We don't want to get the dreadful fungal diseases, such as rust and black spot, that thrive when air temperatures remain between 70 to 90

degrees.

Remember to keep cool if possible, and enjoy our beautiful California weather. Take plenty of time for your own benefit, and let everyone know gardeners know the best dirt! Best wishes from the garden.

Deanna Mastrosimone,
Your gardening friend

NOTICE!

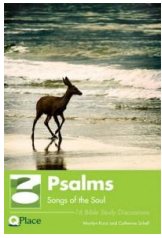
Dear Homeowners,

The association recently contracted with Rose Paving Company to fill in the minor cracks in the streets throughout the community. This project will be conducted on Monday, June 2nd from approximately 8 am-5 pm. There will not be any streets blocked off therefore you will be able to access your property as needed at any time during this project. However, to assist with the project we ask that you **DO NOT PARK IN THE STREET between the hours of 7:30 am and 5:30 pm.**

In addition to the crack sealing in the streets, Rose Paving will also be painting the curbs red near all of the fire hydrants in the community. This will also be done on Monday, June 2nd from 8 am-5 pm.

If you have any questions or concerns regarding this notice, please contact Management at (800) 428-5588 or email our Senior Community Manager, Rebecca Messer, at rebecca.messer@fsresidential.com.

**Sincerely,
Board of Directors
Mountain View Community Association**



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.

Men's Bible Study



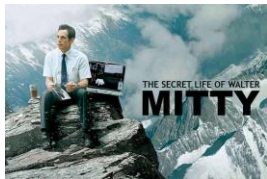
Fridays, 10:30 am at the clubhouse

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

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

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 ...
June 13th
6:45 pm at the clubhouse**

"THE SECRET LIFE OF WALTER MITTY"

In this remake of the 1947 classic comedy, shy photo manager Walter Mitty is constantly daydreaming to escape his humdrum life and domineering mother, but when he gets embroiled in a real-life adventure, he discovers that being a hero is tough work. 2013 PG

Cast: Ben Stiller, Kristen Wiig, Shirley MacLaine, Adam Scott, Kathryn Hahn, Sean Penn

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

Bring a comfortable chair and a snack to share

Coming in July... "Dark Horse"/ August "Fireproof"



CRAFT CLUB NEWS

The craft club went on our trip to Piece Makers last month. Thanks to Jain Householder and Grace Paltikian for being our drivers. We had a fun day; one of the owners told us the history of Piece Makers, which was very interesting. Some of the ladies are going back for classes.

At our June meeting Joan Williams will be showing us how to make a crocheted – beaded necklace; everyone is welcome to join us.

Please bring your show and tell projects, we love seeing your work, or just come in and chat.

We have a fun demo scheduled for our July meeting, come and see.

Peggy Meddings

LADIES LUNCHEON FOR THE AMERICAN CANCER SOCIETY

We had our annual ladies luncheon for the American Cancer Society on May 15th. The only thing that didn't co-operate was the weather. It was over 100 degrees! So we had to set up inside, at the last minute, instead of the patio...but it all worked out. The models were a little "wet" due to the a/c not up to par, but they forged through and completed the task!

I am **overjoyed** to say that what did "co-operate" were the women in this community. We had the most successful year ever raising **\$1750.00** in donations!!! I am so proud to have been a part of this year's event and of all that attended and helped out in any way. Alexis, from the discovery shop, said we went way beyond our past years, and beyond what they made at the discovery shop! Yeah for all of us...and again...**THANK YOU... JO ANN FORONJY**

Highlights...





POT LUCK POOL PARTY

ICE CREAM BAR

with a variety of toppings

Supplied by the Social Club

Friday, July 4th

5:00pm at the Clubhouse & Pool