



Montibello Community News

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The Montibello Homeowners Association
www.montibello.org

President's Letter

I can scarcely believe summer is drawing to a close and school will soon be back in session. I hope you have found some time for rest and relaxation over the past few months. There are several items to report since our last newsletter:

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Membership Update

There are new members to report for the current newsletter, as well as, changes to be made to your directories. With these new changes, the Babysitting and Pet Sitting Resources report in our directories has changed. Enclosed (online viewers on request) you will find a new report which replaces the existing report.

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2005 Annual MHA Neighborhood Picnic

Everyone is invited to the Annual Montibello Homeowners Association picnic on Saturday, September 17, 4-7 pm in the Broadfield cul-de-sac. Thank you to the families along this street that graciously allow us to gather there and utilize their lawns.

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Treasurer's Report

The 2005 June year-to-date financial report (attached) (online viewers on request) shows budget approved for 2005, year-to-date budget, actual income and expense for 2005 year-to-date through June 30, 2005, and a variance of budget to actual year-to-date.

For 2005, expenses for core (recurring)

items, such as operations, grounds maintenance, member activities, and miscellaneous expenses, have totaled \$8,637.

We have spent \$1,126 on capital improvements. The several large variances are expected items that occur early in the year (insurance and pine needle spreading).

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Beautification Update

The MHA Beautification Committee has the following items to report:

- Landscaping maintenance was performed in the common area islands in the Montibello cul-de-sac and the River Ridge cul-de-sac.
- The overgrown shrubs were removed from the Montibello cul-de-sac, and the area was mulched.
- We will look at options to landscape the Montibello cul-de-sac this Fall.

Communications News

Along with the new look of the MHA newsletter, we are adding a new section. The *Community Post* section is a place for MHA members to share news, announce neighborhood group meeting dates, and advertise for help wanted or services available for things such as house cleaning, baby sitting, pet sitting/walking, etc.

We hope you'll utilize this new option often. It's a great way to communicate with your Montibello neighbors.

The Montibello News is published six times during the year, generally during the months of February, April, June,

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President's Update (continued from page 1)

- Beautification Chair, Jill Graham, responded to requests about over-grown and mature shrubbery in the Montibello Drive cul-de-sac. I hope you agree that the improvement is noteworthy. Thanks, Jill.
- Preparations for the annual fall picnic are being made by our active Social Committee, co-chaired by Kim Hoben and LuAnn Martinson. Each year this event seems to get better and better, so please mark your calendars for September 17.
- There has been a marked decrease in the number of reported break-ins in the neighborhood. I believe this is attributable to an increased awareness by our membership to exercise proper safety precautions, and to generally look out for one another. In September of 2004, we held a neighborhood meeting to discuss safety and security issues. I believe that meeting has been a factor in the improvement. That said I encourage everyone to remain vigilant.
- Your MHA Board will meet again in September, at which time we will be prioritizing future board initiatives, based upon the results of the spring survey. Thank you to the large numbers of you who voiced their opinions.
- We are presently seeking interested persons to serve on the Board for 2006. Among the open positions will be President, Treasurer, Communications, Membership, and Neighborhood Watch. Please consider volunteering to serve our terrific neighborhood.

Until next time... Tom Berger

Membership Update (continued from page 1)

On behalf of the Board of Directors of the Montibello Homeowners Association, I am pleased to welcome the following new residents to Montibello:

- Bill & Kathryn Blank
- Robert & Vicki Gibson

The Montibello Homeowners Association currently has 439 paid members, representing about 77% of the 571 Montibello homes.

As a reminder, if you make a change to your email address, please do not forget to let me know so that I may update the directory. It is important that I have your current contact information, so that you may receive your newsletter via email, along with any important news flashes.

Lastly, this will be my last term as the Membership Chairperson as I will be vacating my position at the end of 2005. With the new addition to my family this summer, I am unable to complete my obligations to the MHA. I make this announcement with hope that a resident interested in the position will step forward. I would be happy to help train the next MHA Membership Chairperson. My experience with the MHA has been very positive and it is only a result of increased family commitments that I chose to leave the board.

Please do not hesitate to contact me at 704.543.2712 should you have any questions or concerns regarding your membership information or the position.

MHA Annual Picnic (continued from page 1)

Please bring a side dish or dessert to share with your neighbors. The MHA provides drinks, utensils, paper products and the entree. This year we will either have fried chicken or bar-be-que.

The picnic the largest MHA event of the year. We'll have live music, the neighborhood train ride and a variety of games and amusements for the kids. So bring a blanket and join your neighbors for an afternoon of fun.

Other upcoming social events include a Halloween party and winter Holiday event. We'll keep you posted on the details. If you'd like to help with any of these events please contact LuAnn Martinson, martinsons@bellsouth.net, 704-341-9011 or you may contact Kim Hoben, kimhoben@yahoo.com, 704-544-8843.

Treasurer's Report (continued from page 1)

Income primarily reflects dues received from homeowners. 2005 year to date total gross dues income through April is \$21,900 (just 2 memberships shy of our annual budget).

Cash on hand at June 30, 2005 is \$43,891, compared to cash on hand of \$31,666 at December 31, 2004.

Communications News (continued from page 1)

August, October, and December. To include your announcement in an upcoming newsletter you should submit your item at least 5 days prior to the 1st day of the newsletter month. Items should be submitted to communications@montibello.org.

For more information on posting in the *Community Post* section of the October 2005 newsletter or other communications questions contact Heidi at communications@montibello.org



MHA Community Post

Help Wanted

- **Nanny Wanted: In home childcare, part-time for infant.** Will consider stay-at-home mom or employed nanny willing to care for another child. Please contact Nikki at 704-965-7690.

Neighborhood Meetings

- **The Montibello Women's Club, which has been a thriving group of Montibello women for twenty-four years had it's first meeting of 2005-2006, on September first.** Our meetings begin at 9:30 A.M. with an hour of fellowship and refreshments followed by a short business meeting and ends with a guest speaker. We meet on the first Thursday of the month, September through May, with the exception of January, when it is on the second Thursday. The club has two couple socials a year. Our first one this year will be a bus trip to a winery in Winston Salem, in November. It is our pleasure to invite anyone new to Montibello, as well as "old-timers" to our next meeting on October sixth. We promise a delightful morning. For more information, please call Ava Thomas, Membership chairperson (541-5138) or Sharon Winstead, President (542-9662).

JULY 2005 MONTIBELLO DIRECTORY (Addendum)

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