



Montibello Community News

Board of Directors

Tom Berger,
President
president@montibello.org

Barbara Dickie,
Vice President
vicepresident@montibello.org

Rich Boss,
Treasurer
treasurer@montibello.org

Nancy Buechler,
Secretary
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Stacey Young,
Membership
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Mike Kavanagh,
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Jill Graham,
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Kim Hoben & LuAnn Martinson,
Social Activities
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Heidi Cook-Sebes,
Communications/Historian
communications@montibello.org

Sarah Bailey,
Street Hostess Coordinator
streethostess@montibello.org

The Montibello Homeowners Association
www.montibello.org

President's Letter

We are indeed fortunate to live in a terrific neighborhood. School is back in session, football season is in full swing, and soon the changing leaves will usher in fall, a favorite season for many of us.

The fall picnic was an overwhelming success, thanks to the participation of many. I'd like to publicly thank our social committee Chairs LuAnn Martinson and Kim Hoben for their terrific planning, the many volunteers, and those neighbors in the Broadfield cul-de-sac who played host to the event.

Your MHA Board met on September 19th. We are putting together a preliminary slate of board members who will be nominated at the January 2006 general membership meeting. We are currently entertaining nominations and encourage you to volunteer for any position that interests you or nominate a neighbor who you feel meets the required skill set.

Particularly, we are seeking an individual with strong communications skills who has a working knowledge of desktop publishing. Our skilled **Communications Director**, Heidi Sebes, has been handling these duties while pursuing graduate studies, and we need to identify her successor.
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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. On behalf of the Board of Directors of the Montibello Homeowners Association, I am pleased to welcome the following new resident to Montibello:

- Wes & Kim Wilkinson
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MHA Picnic A Hot Ticket

It was another great time at the MHA picnic. Despite the very warm weather many families ventured over to the Broadfield cul-de-sac to enjoy a little food and fellowship. We hope you saw some friends and met many of your neighbors. The neighborhood train rides, pony rides and various inflatable rides proved popular again.

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Treasurer's Report

Help Needed!! My 3-year term expires in January. If you are willing to join the Board for a 3-year term and would consider being Treasurer at least the 1st year, I would be very excited to speak with you – I have found it very rewarding to serve on your Board. Please call me at 704-383-1808 (w) or 704-544-9007(h) for more information.
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Neighborhood Watch

While home break-ins have slowed down, there are still three issues which continue to be a concern in our neighborhood. I've addressed each in past newsletters but they are still occurring with great regularity so I'll hit the high points again.

- 1) Vehicles parked outside overnight are still being broken into. I get at least two calls a week regarding this type of crime. If you have to park your car outside, don't leave ANYTHING of any value where it is visible to somebody looking into your vehicle. The bad guys go "shopping" by looking in the windows. If they see anything of value they WILL break your window and take it. They have stolen purses, cell phones, small change, watches, laptops,
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President's Update

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In addition, we are seeking a **Technology Director**, a new position that was approved in May, but never filled. This individual will manage our website and work closely with its primary users- the Communications Director and the Membership Director.

In 2006, we will need a **Treasurer** to replace Rich Boss who has done an outstanding job serving Montibello for the last three years. Note that Montibello is fiscally sound, well organized, and compliant with both state and federal tax filings. In other words, there is nothing for a new Treasurer to "fix" in assuming this role.

We are seeking to identify a new **Vice President**. Ideally, the Vice President succeeds the President. I would like to publicly thank Barbara Dickie who has been a very active Vice President for the past two years and will continue to serve on the Board. The Vice President handles duties and tasks at the request of the President and steps in to handle presidential responsibilities as needed. Barbara has handled numerous items, many related to membership and our neighborhood security meeting in September of 2004.

As with any presidency, the major duty is to facilitate communication between the various board members and to act as the primary point of contact for the membership. I have considered it an honor and privilege to serve as your President for the past two years. In addition to the other positions, we are seeking to identify a new **President**.

Over the past month, there have been two or three incidences regarding building improvements, either planned or underway in Montibello. For clarification, the neighborhood has a 40 foot setback from the street and the city of Charlotte has a 30 foot setback from the street. By complying with Montibello covenants, you are also complying with the city. In addition, improvements must be no closer than 10 feet from one's own property line. Finally, there is language in the neighborhood covenants which refers to planned improvements being in keeping with the existing neighborhood.

I make specific mention of these covenants because a situation has recently arisen in which these covenants were not followed. Major improvements must be submitted to the MHA board for approval; specifically they should be submitted to the President, Vice President or Community Affairs Chair. The Board's position will not be to restrict unnecessarily, but rather to ensure compliance with the covenants for the sake of the neighborhood.

In closing, let me again encourage your involvement in the Montibello Homeowners Association. Please consider one of the previously mentioned Board positions. From personal experience, there is no better way to meet and get to know your neighbors.

Until next time... Tom Berger

Membership Update

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

I have one email address change to report. Please correct the email address in your directory for the below resident. 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.

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

Stacey Young

Email Address Correction:

Chris & AnnMarie Huston
4327 Montibello Drive
Hust3228@bellsouth.net

New Member Addition:

Wilkinson*, Wes, Kim
3130 Broadfield Rd
The Ray Company, Inc. (Contractor)
704-752-9888, 704-372-0100
weskimwilkinson@aol.com
Preston '97, Stephen '99, Daniel '03

Treasurer's Report

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The 2005 August year-to-date financial report shows budget approved for 2005, year-to-date budget, actual income and expense for 2005 year-to-date through August 31, 2005, and a variance of budget to actual year-to-date.

For 2005, expenses for core (recurring) items, such as operations, grounds, member activities, and miscellaneous expenses, have totaled \$10,187. The several large variances are expected items that occur early in the year (insurance and pine needle spreading). We have spent \$1,126 year-to-date on capital improvements related to landscape/entrance enhancements and have committed \$20,000 for the year for this priority.

Income primarily reflects dues received from homeowners. 2005 year to date total gross dues income through August is \$21,950 (just 1 membership shy of our annual budget).

Cash on hand at August 31, 2005 is \$42,509, compared to cash on hand of \$31,666 at December 31, 2004.

Rich Boss



MHA Picnic

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We are eternally grateful to the owners in the Broadfield cul-de-sac. Without the Walshes, Betheas, Hodgens, Crenshaws and Furneys the picnic would not be possible. Not only do these families allow us to romp through their yards, they also come out early to help set-up and stay late to assist with clean up. And help doesn't end there! They store picnic supplies for us, deliver the food and beverages and see to a thousand other details. Please thank these families. We are fortunate to have such giving neighbors.

We'd also like to thank Karen Holbert. She arranged the food drive in cooperation with the picnic. On short notice we collected 5 bags of food for Loaves and Fishes. Thanks for these donations. Karen also rounded up 5 tents, delivered them and help set them up.

In addition to these individuals and families a number of other people on the social committee helped with the picnic. We couldn't have done it without them. They ran errands for us, set-up the tables and took over on-site when we got overwhelmed. We also appreciate the young men who came by early on their bicycles and enthusiastically helped set-up those heavy banquet tables that held all the food. We couldn't have gotten ready without them. We were also fortunate that a number of older children voluntarily helped the younger kids with Spin Art and other games. Many thanks to these helpers, especially Meghan Nash and Phillip Walton.

We do hope you had fun. The neighborhood picnic is sponsored by our homeowners association. Our goal is to foster the neighborhood spirit and community at least a few times a year. If you missed out this year plan to join us next year. We might move the date to October to escape the heat. Let us know what you think. Please send comments or suggestions to Kim Hoben, kimhoben@yahoo.com, or LuAnn Martinson, martinsons@bellsouth.net.

Our next social event will celebrate Halloween. Details will follow, but mark your calendar for Saturday, October 29, 4:00pm.

Kim Hoben and LuAnn Martinson

Neighborhood Watch

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pdas, briefcases, cameras, checkbooks, credit cards, MP3 players, DVD players (one neighbor had their vehicle broken into and their DVD player taken. They replaced it and the bad guys came back a few weeks later, broke her window, and took the new one as well). We are not talking high-tech crime here. The crooks are not careful. They break windows with rocks, hammers, even a very heavy stone statue that was thrown through the window of a car parked in the driveway. They are in and out very quickly,

probably on foot and very tough to catch. The police also stress the point that, even if they are caught, the legal system isn't exactly tough on these people. In short, it's going to continue to happen if we continue to provide easy pickins'. Don't leave anything of value where it can be seen by anyone looking into your vehicle and these guys will find another neighborhood to "shop".

2) If you leave your garage door up during the day, you have a very good chance of losing your golf clubs, weed eater, blower etc. It's happening in many neighborhoods with growing regularity. The police say these crooks cruise neighborhoods looking for open garage doors. They'll enter your garage, grab something (golf clubs are the most popular target because they are very easy to pawn) put them in their trunk and take off. It takes about 10 seconds. If you do happen to catch them entering your garage, they'll say they are painters, lawn maintenance, home repair, gutter cleaners etc and ask if you are in the market for their services or they will ask for directions. Their only risk is that you catch them while they're walking out of your garage after they've grabbed your favorite Pings-not much risk to them. (And, unfortunately, even if the cops do catch them, the legal ramifications are pretty toothless-not much of a deterrent).

3) I still get lots of calls regarding door-to-door solicitors. This is a little bit of a gray area. Technically, Montibello has a no solicitation policy. But, does that mean you slam the door in the face of your neighbor's 7 year old Cub Scout when he knocks on your door to ask if you want to buy popcorn? I hope not. (One of our neighbors has a policy-if they're more than four feet tall he doesn't buy anything). There have been a number of solicitors peddling everything from magazines to cleaning supplies in the neighborhood.

The best answer is to politely tell them no and close your door. It's not that easy. A couple of weeks ago, a nice college kid came to the door selling books. I put on my best stern face, told him I was the board chairman of the Neighborhood Watch (he was very impressed) and told him of our strict no solicitation policy. I have instructed the homeowners in past newsletters to call the police and they'll chase solicitors out of the neighborhood. I told this guy that's what I was going to do. But, we got to talking and he turned out to be a very nice kid. We had some friends in common and I am familiar with the company he was selling for. So, I knew it wasn't a scam. I didn't call the cops on him. I paid for that one though-we got a call from a very unhappy Montibello resident who wanted to know why this kid told her that the Neighborhood Watch guy didn't tell this kid to leave the neighborhood. She was mad at me and rightfully so. I certainly didn't endorse his selling in the neighborhood but I didn't kick him out of it either. The point is, it's difficult to discern who's honest and who isn't. So, the best advice is to do as I say (and not as I did) and tell anyone over four feet tall that you're not interested and close your door.

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Neighborhood Watch

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There IS a scam that you do need to be aware of. It's occurred twice in the last two months. I wrote about this in a previous newsletter but it's still happening. A youngish (16 or so) male knocked on our door last evening. He said he was selling magazines to pay for his baseball team's trip to Hawaii. The hook is that he said he was a neighbor-lives on the next street over. Two months ago we had another kid go through the neighborhood telling a similar story (remarkably similar-these kids are getting good scam training from somebody). I got that guy to show me some of the checks he had received from other neighbors which he proudly did. Once I checked up on that kid and found out his story was bogus, I called the names I could remember and encouraged them to stop payment on the checks. Then we called the police. Last evening I was skeptical. But, not wanting to call the cops on this kid if he actually IS a neighbor's child (oops), I asked for his home phone number and address. I called the number, checked the name and address and, of course, it was false information. I called the police but they had no luck tracking him down. Don't buy from these guys.

Be careful of any solicitors. In fact, I encourage you to adopt the four foot rule. I have.

Mike Kavanagh

MHA Community Post

Montibello Women's Club 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 socials a year for couples. 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).

Montibello Garden Club

- **The Montibello Garden Club** wants you to know what we are and what we are not. We are **the oldest club in the neighborhood and the only one affiliated with the Charlotte Council of Garden Clubs.** We aren't all master gardeners, but we do like to hear from experts. That's why our list of speakers this year includes local wizards like Pat Linton and Barbara Moeller. We are inspired by the gardens we visit and entertained by the parties that include our husbands. On the first Monday morning of every month we like to get out of the house and greet friends, old and new, at our 9:30am meetings. It's the perfect fit for residents who love to make their home and yard look wonderful, or those who don't know how and wish they did.

The big event every year is the **Fall Auction supporting a scholarship for a deserving horticulture student at Central Piedmont Community College. This year the auction will be held on Thursday, November 7** at 9:30am at the home of Connie Stupping, 3500 Foxridge Road. All Montibello residents are invited to join a fun morning and a chance to bid on knitting, painting, baking, and photography, all made by our members. Any questions can be answered by President Quentin Salerno, 704.544.1344 or Vice President Sandra Snyder, saundrahnsnyder@aol.com.

Southern Christmas Show

- Planning to attend the Southern Christmas Show this year? **Please consider attending the Preview Night benefiting the GFWC Junior Woman's Club of Charlotte and The Charlotte Observer Empty Stocking Fund. Contact Jayne Frazier (River Ridge Road) at 704.540.2265 or by email at jaynefrazier@carolina.rr.com to purchase your tickets.** The preview night will be held on Wednesday, November 9 from 5:30-9:30pm. Tickets are \$15 for the Preview Night and include entrance to the show, free parking, entertainment, door prizes, food and beverages, fewer crowds and an exclusive first look at all of the decorations and merchandise. The event will be held at the Charlotte Merchandise Mart. All proceeds from the evening will go to charity.

Montibello Homeowners Association
2005 Budget Year to Date
August 31, 2005

	Budget 2005	Budget YTD	Actual YTD	Variance Budget to Actual YTD Fav (Unfav)
Beginning Cash Balance	31,665.55	31,665.55	31,665.55	
Income				
Membership Dues	22,000.00	14,666.67	21,950.00	7,283.33
Contributions	0.00	0.00	0.00	0.00
Interest	75.00	50.00	206.79	156.79
Total Income	22,075.00	14,716.67	22,156.79	7,440.12
Expenses				
Operations:				
Newsletter	1,000.00	666.67	469.59	197.08
Directory	1,200.00	800.00	734.20	65.80
Insurance	1,750.00	1,166.67	1,818.00	(651.33)
Supplies	225.00	150.00	53.36	96.64
Postage	50.00	33.33	223.00	(189.67)
Miscellaneous	400.00	266.67	398.33	(131.66)
Total Operations	4,625.00	3,083.33	3,696.48	(613.15)
Grounds:				
Landscaping: Capital Improve-				
ments	20,000.00	13,333.33	1,126.25	12,207.08
Maintenance	8,000.00	5,333.33	6,257.14	(923.81)
Landscaping:				
From Women's Club	0.00	0.00	0.00	0.00
Contribution for Beautification				
Total Grounds	28,000.00	18,666.67	7,383.39	11,283.28
Professional Services: Legal	500.00	333.33	0.00	333.33
Member Activities				
Egg Hunt			204.10	
Picnic				
Halloween				
Holiday Party			29.24	
Total Member Activities	4,500.00	3,000.00	233.34	2,766.66
Contingencies	2,500.00	1,666.67	0.00	1,666.67
Taxes	30.00	20.00	0.00	20.00
Miscellaneous Expenses	100.00	66.67	0.00	66.67
Total Expenses	40,255.00	26,836.67	11,313.21	15,523.46
Ending Cash Balance	13,485.55	19,545.55	42,509.13	
Detail - Bank Accounts				
Money Market Account			32,472.78	
Checking Account			10,036.35	
Total			42,509.13	