

Montibello News

The Newsletter of Montibello Homeowners Association

Volume 14, Number 2

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April 2006

Board of Directors

LuAnn Martinson,
President
president@montibello.org

Jim Curtis,
Vice President
vicepresident@montibello.org

Hap Arnold,
Treasurer
treasurer@montibello.org

Peggy Elmore,
Secretary
secretary@montibello.org

Sarah Bailey,
Membership
membership@montibello.org

Seton Hunt,
Community Affairs
communityaffairs@montibello.org

Chuck Richards,
Neighborhood Watch
neighborhoodwatch@montibello.org

Barbara Dickie,
Beautification Co-Chair
beautification2@montibello.org

Carol Richards,
Beautification Co-Chair
beautification@montibello.org

Kim Hoben,
Social Activities Co-Chair
social@montibello.org

Kelli Mallory,
Social Activities Co-Chair
social2@montibello.org

Position Vacant
Communications/Historian
communications@montibello.org

Kristin McKittrick
Street Hostess Coordinator
streethostess@montibello.org

President's Letter

Dear Neighbors,

I hope that you are enjoying spring in Montibello. The MHA Board addressed a number of items since the last newsletter.

First, we are seeking a replacement for the Newsletter/Communications position on the Board. Our previous editor Heidi Sebes-Cook served us well but had to resign. We need a volunteer who is willing to edit and produce the newsletter and serve on the MHA Board. Please read the full description of the position in the newsletter and see if you might be suited for this role. Serving on the MHA Board is a great way to meet people in the neighborhood and learn more about Montibello. You'll also have plenty of help to "learn the ropes." Heidi has left us in great shape and current treasurer Hap Arnold is pitching in with the newsletter temporarily.

If the newsletter is not your calling perhaps you would like to help with the Social Committee. They just held the Annual Egg Hunt and can certainly use help with future events including the popular neighborhood picnic. Contact Kim or Kelli at social@montibello.org and let them know you're available to help. Those of you who expressed interest on your 2006 membership forms need not call. We will contact you.

The Beautification committee has tapped into the expertise of resident and former MHA board member Karen Ernest for assistance with landscape planning. I thank them for their hard work and I ask your patience during this process. They're researching entranceway options, interpreting the city's setback limits, collecting estimates for work and trying to gain the permission of homeowners whose property will host these signs. If you have questions about the process or would like to offer your services (professional or volunteer) please contact Barbara or Carol at beautification@montibello.org. We will contact those of you who expressed interest on your 2006 membership forms.

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Editor's Note

Kudos to Heidi-Cook Sebes for her exemplary service in the Communications position. I have agreed to fill in while a search is underway. A former newsletter format has been resurrected simply because of its ready availability.

—Hap Arnold

President's Letter (continued)

I'd also like to thank Sarah Bailey, Kristin McKittrick and all of the street hostesses for their diligence during the recent membership drive. Our current membership is almost 70% and we hope to see that number rise. Our street hostesses will follow up with those yet to join and current members will soon receive neighborhood directories. In addition, the MHA Board decided that all members will receive a printed copy of the Association Bylaws and neighborhood covenants. Previously we offered the bylaws online as a cost-savings for MHA. We feel it is important for all members to have updated, printed copies of both and we're working to put the covenants on our web site.

Your Board of Directors has spent a lot of time reviewing a zoning dispute on Ravencliff. Once that was resolved we looked at how, given the MHA's limited power, we can avoid these matters in the future. Jim Curtis, MHA Vice President, will offer voluntary review for major home renovations (an article follows with details). We feel this service in addition to circulating the covenants will greatly benefit members.

I want to thank everyone who has called to discuss various MHA and neighborhood matters with me. I do share your concerns with the Board and I appreciate your pride about our neighborhood.

Our neighborhood will be a place of great attention thanks to the Strumpf family on Ravencliff. Their gardens have been selected for the Mint Museums Home and Garden Tour April 27-30. Congratulations to the Strumpfs and let's do our best to welcome these visitors.

Thanks again to all of you who paid dues and support the MHA. Let's encourage everyone to join.

Thanks,

LuAnn Martinson
President

Open Position Description

Do you like to write? Have you ever edited copy? If so, would you like to edit the MHA Newsletter and help with neighborhood communications? We need someone willing to:

Create, edit and publish a bimonthly newsletter

Develop a publication schedule and notify newsletter contributors of deadlines

Work with Street Hostess Coordinator for newsletter distribution

Assist with basic Montibello web site maintenance

Serve as member of MHA Board of Directors and attend bimonthly board meetings

This "job" can be done on your own time. You can create a new format for the newsletter or use the existing template. And we'll give you lots of help along the way! It's also a great way to meet a lot of people in the neighborhood. Communication is the key to any organization. Contact LuAnn Martinson, president@montibello.org if you're interested or want more information.

Vice President's Report

If you've been following the reports about the MHA not having authority to enforce the restrictive covenants on our properties, perhaps some questions have occurred to you: "Who *does* have that authority, if not the MHA?" and "From whom do I seek approval for alterations of my property, as called for in the covenants?"

According to the attorney who researched the issue, the answer to the first question appears to be that each of us as individual property owners is vested with the right to enforce the restrictions. The second question is murkier since the original developers of our neighborhood have long since ended their businesses, leaving no successor or assignee to conduct architectural reviews.

We feel that the appropriate and necessary role of the MHA board on this issue at this time is to offer an *unofficial* architectural review process to our members. Reviews will be purely voluntary and non-binding. The goal is really to give MHA members considering alterations another set of eyeballs to see if their plans raise any red flags – issues that could become grounds for legal challenge by others in the neighborhood if construction is pursued. If this effort can do even a little to protect the character of our wonderful neighborhood and peace among neighbors, it's an effort worthwhile.

To launch this voluntary review program I have agreed to be the go-to person. I am available to meet with members, review their plans, discuss the restrictions relevant to their property, raise issues and questions and, for what it's worth, file a summary report with the board.

If you have any questions on the voluntary review program or wish to set up a meeting I can best be reached on my mobile at 704.622.2506.

—Jim Curtis

Beautification Report

Spring has arrived in our neighborhood and we are thrilled to see all the colorful blossoms on our streets.

The Montibello cul-de-sac has been replanted and the perennials that were dormant in the fall will soon be adding blooms and color to the planting.

We have removed the overgrown plants in the River Ridge cul-de-sac and have plans to plant some new evergreen and deciduous shrubs along with some perennials. This will be completed in the next few weeks.

ENTRANCE PROJECT

Plans for new entrance way monuments are ongoing. We have met with city officials and have a much better understanding with regard to zoning and transportation requirements.

The entrances under consideration are: Carmel Valley Road, Montibello Drive, Rotunda Road, Red Oak Lane, Bridgewood Lane, Hillingdon Road and Morrowick Road. At this point, we are considering the possibility of larger monuments at the more heavily traveled entry ways while the ones at other entries may be of smaller design. The main requirement from the city is that all monuments/signs must be on private property. With that in mind, we will be contacting the appropriate homeowners to gather their input. We need to have their permission before we meet with a design team so we

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Beautification Report (continued)

know on which streets we may proceed. We are striving toward a simple design with a mixture of shrubs and perennials along with new solar lighting. Obviously this project will continue for two to three years due to budget constraints, but we expect to complete at least one of the main entrances this year, depending, of course, on approval from property owners.

Another city requirement is that the sight distance around each corner must be clear. This restriction applies not only to monuments but to trees and shrubs as well. In some cases it may be necessary to remove some plantings, with permission from the homeowner, of course.

Both Carol Richards and I are excited about these plans and are looking forward to working with our members. If you would like to get involved with this project please feel free to contact either of us.

KUDOS TO ALAN AND GINA STRUMPF!

The gardens of Alan and Gina Strumpf at 3300 Ravencliff Drive have been selected to be on the annual Mint Museum Home and Garden Tour. The tour is scheduled for 10 am to 4 pm, Thursday April 27 through Sunday, April 30. This is quite an honor and will bring many visitors into our neighborhood during the four day tour. Please be patient with the extra traffic and parking on and around Ravencliff Drive. The Strumpfs have generously extended an invitation to the neighborhood to walk through the gardens prior to the show. *Congratulations!!*

YARD OF THE MONTH

Now that the warm weather has arrived we are continuing with our Yard of the Month Program. Congratulations to Kathleen and Greg Hinrichs at 5200 McAlpine Farm Road. Their yard is stunning! Please drive by and enjoy this beautiful sight!

If you would like to nominate your neighbor for Yard of the Month please feel free to contact us!

—Barbara Dickie

Membership Report

We are in the process of wrapping up the 2006 Membership Drive. Currently, 393 residences are paid MHA members. Thank you for submitting your forms and dues in a timely manner. We anticipate that the number of members will increase as I am still receiving forms and dues almost daily.

The membership database and directory are in the process of being updated and reviewed. Our goal is to distribute the new directory in May. Please contact me by April 30, if any of your information has changed since you submitted your form.

This newsletter is the first newsletter of the year to be distributed to 2006 members only. Based upon the option you picked on your membership form, you are receiving it via email, hand delivery or both. Please note that you can change your delivery method at anytime during the year.

If you chose to have your email address published in the 2005 directory, it will also be published in the 2006 directory unless you specified on the current membership form not to have it published. If you have any questions about this matter, please feel free to contact me. Also, if your email address

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Membership Report (continued)

changes during the year, let me know so that I can update the database. It is important to keep this information updated so that you will not miss out on receiving your newsletter via email as well as any important neighborhood news flashes.

On behalf of the Board of Directors of Montibello Homeowners Association, I am pleased to welcome the following new members for 2006:

Andy & Tammy Avram - 5700 Hillingdon Road
Andy & Christy Brock - 5217 Morrowick Road
Wes & Bunny Eubank* - 4921 Sentinel Post Road
Leonard & Johanna Fitzsimons - 3215 Foxridge Road
Peter & Janet Gollup* - 4410 Montibello Drive
James & Michele Hutchens* - 5010 Sentinel Post Road
Matt & Jennifer Johnson* - 3426 Foxridge Road
Walker Jones & Suzanne Alwan - 3417 Foxridge Road
Peter & Amy Lowder - 5109 Morrowick Road
Jamie & Suzy Massey - 5131 Morrowick Road
Edward Mildenberger & Carol Clavir - 4910 McAlpine Farm Road
Nick & Ashley Nickelson - 3313 Ravencliff Drive
David Oppen* - 5410 McAlpine Farm Road
Mike & Melissa Pendleton* - 5816 McAlpine Farm Road
William & Cheryl Roosenberg - 3019 Lauren Glen Road
John & Susan Rosenblatt* - 4720 Montibello Drive
Derek & Jennifer Schulze* - 3934 Huntcliff Drive
Helen Steinbach - 4701 McAlpine Farm Road
Jack & Lindsay Stroker - 3303 Ravencliff Drive
Wes & Kim Wilkinson* - 3130 Broadfield Road
*2005 membership was transferred from previous homeowner

Again, please do not hesitate to contact me at 704.542.4620 or membership@montibello.org, if you have any questions or concerns regarding your membership information.

Neighborhood Watch Report

Spring and daylight savings time are here. We in Montibello are moving forward with our Neighborhood Watch Program. An important step in preventing home burglaries and other crimes is to make sure your residence is as secure as possible. A careful inspection can indicate features which would make entry easy or difficult for a prospective burglar.

Chances are good that your home security can be improved. Take a hard look at entry points in your residence and determine what steps can be taken to reduce vulnerability.

A security inspection begins at the front door and continues to include side and rear doors, windows, locks, lights and landscaping. It's up to each homeowner to take steps to make their own residence safer and become active in our Neighborhood Watch program for the benefit of the Montibello Community.

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Neighborhood Watch Report (continued)

Following is a Home Security Inspection Check List:

FRONT SIDE AND REAR ENTRANCES

1. Is door itself of metal or solid wood construction?
2. Is doorframe strong enough and tight enough to prevent forcing or spreading?
3. Are door hinges protected from removal from the outside?
4. Are there widows in the door or within 40 inches of the locks?
5. Is door secured by a deadbolt lock with a minimum 1 inch throw?
6. Are strikes and strike plates adequate and properly installed with 3 inch screws?
7. If there are no windows in door, is there a wide angle viewer or intercom device?
8. Can the lock mechanism be reached through a mail slot, delivery port or pet entry at doorway?
9. Is there a storm or a screen with adequate lock?
10. Is exterior or front entrance lighted with at least a 40 watt light?
11. Can front entrance be observed from street or public area?
12. Does porch or landscaping offer concealment from view from street or neighbor's view/
13. If side or rear entrance is a sliding glass door, is the sliding panel secured from being lifted out of the track?
14. Is a "charley-bar" or key operated lock used on the sliding glass door?

ENTRANCES FROM GARAGE OR BASEMENT

1. Are all entrances to living quarters from the garage and basement of solid wood or metal construction?
2. Does door from garage to living quarters have locks adequate for exterior entrance?
3. Does door from basement to living quarters have an adequate lock operated from living quarters side?

GROUND FLOOR WINDOWS

1. Do all windows have adequate locks in operating condition?
2. Do windows have screens or storm windows that lock from the inside?
3. Do any windows open onto areas that offer special risk for burglary?
4. If so, do these windows have security screens or special locks?
5. Are exterior areas of windows free from concealing structure or landscaping
6. Is exterior adequately lighted at all window areas?

UPPER FLOOR WINDOWS

1. Do any upper floor windows open onto porch or garage roofs?
2. If so, are they secured as adequately as if they were on ground level?
3. Are trees and shrubbery kept trimmed back from upper floor windows?
4. Are ladders kept outside the house where they are accessible?

BASEMENT DOORS AND WINDOWS

1. If there is a door from the outside to the basement is it adequately secured for an exterior door?
2. Is outside basement entrance lighted by exterior light of at least 40 watts?
3. Is outside basement door concealed from street or neighbors?
4. Are all basement windows adequately secured?

Continued on Page 7

Neighborhood Watch Report (continued)

GARAGE DOORS AND WINDOWS

1. Is vehicle entrance door to garage equipped with adequate locking device?
2. Is garage door kept closed and locked at all times?
3. Are garage windows secured adequately for ground floor windows?
4. Is outside utility entrance to garage as secure as required for any ground floor entrance?
5. Are tools, ladders and other equipment kept inside the garage?
6. Are all garage doors lighted on the outside by at least a 40 watt bulb?

Remember to be a **"NOSY NEIGHBOR"**. Report any suspicious activity to local law enforcement and always alert your neighbors when you'll be out of town.

Treasurer's Report

The accompanying financial report on page 8 shows 2006 budget, with revisions made on March 31, 2006, compared to actual income and expenses for the first quarter of calendar year 2006.

The only extraordinary (not regularly recurring) expenditures were: 1) \$950 for a land survey conducted to assist in determining the facts related to an alleged violation of deed/zoning restrictions at a property on Ravenscliff Drive and 2) \$519.75 for landscape upgrade of the cul-de-sac on Montibello Drive.

Revenues from 2006 membership dues totaled \$26,550 at March 31. At newsletter press time on April 14, the total had increased to \$29,475 representing 393 memberships.

The next financial report, covering the first and second quarters, will appear in the August newsletter.

Please contact me with any questions or concerns you may have about MHA financial matters.

Community Club News

Montibello Ladybugs Garden Club

The Ladybugs, established in 1978, is a social organization welcoming all women in Montibello. Morning meetings are held in a member's home on the first Thursday of each month, September through May. The September and May meetings are luncheons. There also is an evening Christmas party which includes spouses.

Along with fellowship, each meeting features a program dealing with subjects such as wellness, gardening, home decor and issues of community interest. For membership information, please contact Anne Montgomery, 704.541.7888.

**Montibello Homeowners Association
2006 Financial Report @03/31/2006**

	Original Budget <u>2006</u>	Revised** Budget <u>2006</u>	Quarter Ending <u>03/31/06</u>	Year to Date <u>03/31/06</u>	Budget Position Over/(Under) <u>2006</u>
Beginning Cash Balance	34,702.89	34,702.89	34,702.89	34,702.89	0.00
Income					
Membership Dues	32,000.00	32,000.00	26,550.00	26,550.00	(5,450.00)
Contributions:	0.00	0.00	25.00	25.00	25.00
Interest	<u>600.00</u>	<u>600.00</u>	<u>153.34</u>	<u>153.34</u>	(446.66)
Total Income	32,600.00	32,600.00	26,728.34	26,728.34	(5,871.66)
Expenses					
Operations:					
Newsletter	1,000.00	1,000.00	446.13	446.13	(553.87)
Directory	1,200.00	1,200.00	186.74	186.74	(1,013.26)
Insurance	1,900.00	1,900.00	1,837.00	1,837.00	(63.00)
Supplies	225.00	325.00	231.33	231.33	(93.67)
Postage	250.00	250.00	7.80	7.80	(242.20)
Miscellaneous	<u>400.00</u>	<u>400.00</u>	<u>9.42</u>	<u>9.42</u>	(390.58)
Total Operations	4,975.00	5,075.00	2,718.42	2,718.42	(2,356.58)
Grounds:					
Maintenance	9,000.00	9,000.00	2,586.00	2,586.00	(6,414.00)
Landscaping:					
Beautification	0.00	0.00	0.00	0.00	0.00
Capital Improvements	<u>0.00</u>	<u>1,600.00</u>	<u>519.75</u>	<u>519.75</u>	(1,080.25)
Total Grounds	9,000.00	10,600.00	3,105.75	3,105.75	(7,494.25)
Professional Services:					
Legal			0.00	0.00	0.00
Land Survey			<u>950.00</u>	<u>950.00</u>	950.00
Total Professional Services	2,000.00	2,000.00	950.00	950.00	(1,050.00)
Member Activities:					
Egg Hunt			0.00	0.00	
Picnic			0.00	0.00	
Halloween Party			0.00	0.00	
Holiday Party			<u>316.59</u>	<u>0.00</u>	
Total Member Activities	5,000.00	5,000.00	316.59	316.59	(4,683.41)
Taxes	150.00	150.00	0.00	0.00	(150.00)
Miscellaneous Expenses	0.00	0.00	0.00	0.00	0.00
Reserve for Landscape Capital Improvements*	32,000.00	30,400.00	0.00	0.00	(30,400.00)
Contingencies	2,500.00	2,400.00	0.00	0.00	(2,400.00)
Total Expenses	55,625.00	55,625.00	7,090.76	7,090.76	(48,534.24)
Ending Cash Balance	11,677.89	11,677.89	54,340.47	54,340.47	42,662.58

Notes: 2006 budget approved by MHA Board Of Directors 1/29/2006.

*Multi-year reserve account. Funds will be transferred as needed to Landscaping: Capital Improvements.

Reserve account will be discontinued upon project completion.

**Budget transfer of \$1,600 made from Reserve for Landscape Capital Improvements to Grounds:Landscaping:Capital Improvements and transfer of \$100 made from Contingencies to Operations:Supplies, both on 03/31/06.