

# Montibello News

The Newsletter of Montibello Homeowners Association

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## President's Letter

Dear Neighbors,

It has been a busy summer for the MHA Board of Directors. The articles in this newsletter will give you an update on the major issues in the neighborhood.

Some of you may have noticed that in June a speed hump was installed on Morrowick Road near the intersection with Lauren Glen. It was placed there in error and subsequently removed at the cost of the contractor. I mention this for two reasons. First, please call if you notice something strange in the neighborhood. I only received one call about the problem and fortunately another Board member noticed it. Since the neighborhood is large we need help to monitor the activities. Second, we have received other inquiries about speed hump installation. The Board leaves that process to the individual streets but you may find that your neighbors do not support these humps. The article by Vice President Jim Curtis provides the details.

Another large project underway this summer is the assignment of street captains for the Neighborhood Watch program. Many of you have already signed a form in favor of the program. Thanks for your participation. Chuck Richards is working to get coverage on all of the streets. If you'd like to offer help or find out more about the program contact Chuck at [neighborhoodwatch@montibello.org](mailto:neighborhoodwatch@montibello.org).

I'm also happy to report it seems we had fewer crimes and less vandalism this summer. Let's continue to keep an eye out for one another. And remember that school will be starting back soon. There will be more cars out and kids walking to and from the bus. Please note that the speed limit in Montibello is 35 mph unless otherwise marked. The last newsletter mistakenly listed the speed limit at 25 mph. If you think 35 is too high, please respond to Jim Curtis's inquiry to work on speed reduction in the neighborhood.

Be sure to mark your calendars for September 30 for the Annual MHA Picnic. The date was moved to late September to avoid the summer heat. I encourage everyone to attend, particularly new residents so you can meet your neighbors. I'd also like to thank the residents of the Broadfield cul-de-sac in advance. That location, the assistance of these families, and the hard-working social committee ensure a spectacular event.

*Continued on page 2*

## President's Letter (continued)

At our last Board meeting we held a lengthy discussion about neighborhood beautification projects. I want to thank Carol Richards and Barbara Dickie for their continued work behind the scenes. We decided that the cul-de-sac on Montibello would be replanted this fall. There are issues with stumps, lack of good soil and a lack of regular watering. When the River Ridge cul-de-sac was redone more plants were used and neighbors agreed to run a drip line from their irrigation system. I think we can all see the differences and we're working to make improvements.

Carol Richards was able to meet with the homeowners at the corners of Montibello and Carmel Road to discuss the possible installation of signage and accompanying landscaping. The homeowners have expressed an interest in seeing our plans before making any decisions. Carol is working with a recommended landscaper to develop plans for the Board's review. The Board must weigh the cost to install irrigation or provide adequate water to support attractive landscaping. The experience at the Montibello cul-de-sac has provided guidance in that area.

If you are new to the neighborhood let me explain that we passed a dues increase last year from \$50 to \$75 to implement beautification projects as supported by the results of a neighborhood survey. The Board's job is to be fiscally wise in spending this money so we are proceeding with caution. Any signage, plantings, etc., will be on a resident's property and without their permission we cannot move forward. We feel we've made progress and hope to have plans in place by the end of the year.

The Board will meet again in September and will continue to discuss many of these issues. If you'd like to give us some feedback or have concerns about these projects please contact us. We share all resident inquiries during each meeting.

Thanks again for your support of your neighborhood.

Have a safe and pleasant summer!

Thanks,

LuAnn Martinson  
President

## Vice President's Report

This article follows up the one appearing in the previous newsletter on the subject of speeding on neighborhood streets, the possible addition of more speed humps, and overall safety. I have had quite a bit of feedback from homeowners on the matter and want to report back to you on that.

One of our goals is to draw attention to speed and safety and get people talking about it. I've had email or personal conversations with about 25 homeowners, for which I thank you very much. I will summarize the feedback, describe a recommended course of action, and ask for further input from you on that. Keep in mind that this was not a survey and the following characterizations do not necessarily reflect the mindset of neighbors at large.

There is general agreement that speeding and stop sign violations have become concerns. Rolling stops seem to be worst on Hillingdon, mostly due to cut-through traffic. By a wide margin the neighbors who contacted me oppose more speed humps in Montibello. Of those offering reasons the most common were that humps would impede emergency response and that they would erode the suburban character and property values here.

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## Vice President's Report (Continued)

Several people commented that we should have the speed limit reduced. A number of people suggested a four-way stop at Montibello and Foxridge instead of speed humps. A couple of people said that if there were some tickets written for speeding and running stop signs, word would get around quickly and people would tone down their driving.

I apologize for obfuscating the speed limit issue with an error in the previous article. I stated that Montibello streets have a 25 MPH limit. I stand corrected. By state statute all streets in NC have a 35 MPH limit unless otherwise posted. There is a process by which a homeowner's association can have its streets' speed limit reduced to 25. The DOT has confirmed for me that this has not been done in Montibello, and that the legal speed limit is 35 except in on a few streets that are already marked 25.

The HOA board asked me to get some input from members before we decide whether or not to pursue speed reduction with DOT for the remainder of our streets. On one hand it would bring the posting of more signs in the neighborhood. On the other hand it could a less invasive way than speed humps or more stop signs to reduce speed and increase safety. Your opinion counts! Please let me hear back from you at

[vicepresident@montibello.org](mailto:vicepresident@montibello.org).

**Jim Curtis**

## Treasurer's Report

The accompanying financial report shows 2006 budget compared to actual income and expenses for the first half of calendar year 2006.

The only extraordinary (not regularly recurring) second quarter expenditure was \$2,207 for landscape upgrade of the cul-de-sac on River Ridge Road.

Revenue from 2006 membership dues totaled \$30,225 at June 30. At newsletter press time, the total had increased to \$30,300, representing 404 memberships.

The next financial report, covering the first three quarters, will appear in the October newsletter.

If you have any questions or concerns about MHA financial matters, please feel free to contact me.

**Hap Arnold**

## Beautification Report

Kudos to Keris and Herb Brown who most generously paid for a drip system for the plantings in the River Ridge cul de sac. They have also made sure this area has been watered during this very hot, dry season. We are aware the Montibello Drive cul de sac plantings are in need of some improvement. That will be taken care of this fall.

Please remember that August is a good month to clean up your lawn. Take care of eliminating weeds in your grass in preparation for September when its time to aerate and reseed. A good web site for information on lawns in the piedmont is [www.ces.ncsu.edu](http://www.ces.ncsu.edu).

The Yard of the Month awards are as follows:

July: Norma and James Grimaldi, 4904 Sentinel Post Road

August: Jeanne and Edwin Erickson, 4808 McAlpine Farm Road

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## Beautification Report (Continued)

Both these yards have colorful summer flowers, are very well maintained and very welcoming. Please make an effort to enjoy these yards on your walks or drives through the neighborhood.

Carol Richards

## Neighborhood Watch Report

The intent of the Neighborhood Watch Program is to:

- Build a partnership with the community to reduce crime and improve livability.
- Instill a greater sense of security while reducing the fear of crime.
- Create a 'sense of community' and put the "neighbor" back in neighborhood.

Block captains are in the process of contacting all Montibello homeowners to obtain their willingness to participate in this most important program.

CMPD advises citizens who witness criminal or suspicious activity to do the following:

- Take no risks to prevent a crime, or attempt to make an arrest. It is more important to be a good witness.
- Pay attention to detail. Be able to describe the who, where, what, when and how of an incident.
- Provide suspect's description: sex, age, weight, height, race, hair color and style, facial hair, teeth, eyes (color and/or glasses), complexion, distinguishing marks (tattoos, moles, scars), clothing.
- Provide vehicle description, make model, color, license plate, state.
- Report all suspicious or criminal activity to CMPD by calling 911. To report incidents after they occurred, such as property damage, vandalism or stolen property phone the **CMPD non emergency number, 704-353-1000**. Reports can be filed online at [www.cmpd.org](http://www.cmpd.org).

The CMPD wants to clarify that 911 is very different these days than it used to be. According to dispatch, calls to 911 are prioritized based upon the following.

- **Emergency:** Those which are life threatening. Police will be dispatched within 3 minutes using lights and sirens.
- **Immediate Response:** Those involving suspicious persons or cars, security system alarms and potentially dangerous activities. Police will be dispatched within 7-9 minutes. Arrival time includes dispatch and travel time.

When you phone 911, do not hang up until the dispatcher has gathered all necessary information. The dispatcher may need your name in case additional information is required at a later time. Your name will be kept confidential. **Do not be afraid to call 911.** The police have stated, **when in doubt call 911.**

The police have stressed, do not attempt to confront any individual in a suspicious or criminal activity. If it involves someone you know, do not feel that you have to confront them or their parents. Do not put yourself in danger, or make yourself a target.

Chuck Richards

## **Street Hostess Coordinator Report**

I'd like to thank Nan Markham for taking over as Street Hostess for 5149-5319 Morrowick Rd.

We're nearing the end of the busy summer real estate months and I'm sure we have many new neighbors. Street Hosts/Hostesses, please let me know if you need any "Welcome Packets". I'll be happy to drop them off to you so you can distribute them to any new homeowners.

Thank you,

**Kristin McKittrick**

## **Membership Report**

MHA is pleased to welcome the following new neighbors and new members of the Homeowner's Association:

Virginia Thompson - 4208 Rotunda Road

Bob and Susan Watson – 5646 McAlpine Farm Road

Directory correction: Please add Peter and Fran Andrich's phone number. It is 541-7979.

**Sarah Bailey**

## **Montibello Women's Club Report**

The Montibello Women's Club will resume its monthly meetings beginning September 7, 2006. Our meetings are the first Thursday of each month starting at 9:30 am. Come join us for our 25<sup>th</sup> year in the neighborhood!

Our meetings begin with an hour of fellowship and refreshments followed by a short business meeting and end with a guest speaker. Our first guest speaker this year will be from Boyles Furniture and will speak about "What's In and Out for the fall."

Each year we designate one or more area charities to support. Our social committee organizes two couple so-cials per year. Last year we enjoyed a night at a local German restaurant for their Oktoberbest celebration and a springtime progressive dinner was well attended.

Our December meeting is a workshop on making a natural vine wreath, and our January meeting (held the second Thursday of the month) is a White Elephant sale. It is our pleasure to invite anyone interested in our club to our meeting on September 7. We welcome you to see for yourselves why we have been a vibrant part of Montibello for 25 years.

For more information, please call Membership chairperson Ann Schafermeyer (704-542-7521) or Caroyln Johnston, President (704-542-7235).

**Brenda Baalman**

## Social Activities Update

SAVE THE DATE- Saturday, September 30th - MHA Annual Picnic

4-7 pm - Broadfield Cul-de-sac

Mark your calendars now to attend the biggest MHA social event of the year the Annual Picnic! Chicken, beverages, and entertainment will be provided. Bring a side dish or dessert to share. There will be fun for all ages including live music, train rides, giant slide, moon bounce, basketball, pony rides, obstacle course, games and prizes.

**\*Volunteers Needed\*** We need volunteers to help the day of the picnic with set up, clean up and to oversee the kids' activities. Contact Kim Hoben at [kimhoben@yahoo.com](mailto:kimhoben@yahoo.com) or call 704.544.8843. Teens and Tweens welcome to volunteer too!

**Kim Hoben**

**Montibello Homeowners Association**  
**2006 Financial Report @06/30/2006**

	<u>Original Budget</u> 2006	<u>Revised Budget</u> 2006	<u>Quarter Ending</u> 3/31/1906	<u>Quarter Ending</u> 6/30/1906	<u>Year to Date</u> 6/30/1906	<u>Budget Position Over/(Under)</u> 2006
Beginning Cash Balance	34,702.89	34,702.89	34,702.89	54,340.47	34,702.89	0.00
Income						
Membership Dues	32,000.00	32,000.00	26,550.00	3,675.00	30,225.00	(1775.00)
Contributions:	0.00	0.00	25.00	0.00	25.00	25.00
Interest	<u>600.00</u>	<u>600.00</u>	<u>153.34</u>	<u>308.31</u>	<u>461.65</u>	<u>(138.35)</u>
Total Income	32,600.00	32,600.00	26,728.34	3,983.31	30,711.65	(1,888.35)
Expenses						
Operations:						
Newsletter	1,000.00	1,000.00	446.13	307.21	753.34	(246.66)
Directory	1,200.00	1,250.00	186.74	1,057.03	1,243.77	(6.23)
Insurance	1,900.00	1,900.00	1,837.00	0.00	1,837.00	(63.00)
Supplies	225.00	425.00	231.33	161.25	392.58	(32.42)
Postage	250.00	250.00	7.80	0.00	7.80	(242.20)
Miscellaneous	<u>400.00</u>	<u>400.00</u>	<u>9.42</u>	<u>0.00</u>	<u>9.42</u>	<u>(390.58)</u>
Total Operations	4,975.00	5,225.00	2,718.42	1,525.49	4,243.91	(981.09)
Grounds:						
Maintenance	9,000.00	9,000.00	2,586.00	1,624.00	4,210.00	(4,790.00)
Landscaping:						0.00
Beautification	0.00	0.00	0.00	0.00	0.00	0.00
Capital Improvements	<u>0.00</u>	<u>2,800.00</u>	<u>519.75</u>	<u>2,207.00</u>	<u>2,726.75</u>	<u>(73.25)</u>
Total Grounds	9,000.00	11,800.00	3,105.75	3,831.00	6,936.75	(4,863.25)
Professional Services:						
Legal			0.00	0.00	0.00	0.00
Land Survey			<u>950.00</u>	<u>0.00</u>	<u>950.00</u>	<u>950.00</u>
Total Professional Services	2,000.00	2,000.00	950.00	0.00	950.00	(1050.00)
Member Activities:						
Egg Hunt			0.00	149.34	149.34	
Picnic			0.00	0.00	0.00	
Halloween Party			0.00	0.00	0.00	
Holiday Party			<u>316.59</u>	<u>0.00</u>	<u>316.59</u>	
Total Member Activities	5,000.00	5,000.00	316.59	149.34	465.93	(4,534.07)
Taxes	150.00	150.00	0.00	145.83	145.83	(4.17)
Miscellaneous Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Reserve for Landscape Capital Im- provements*	32,000.00	29,200.00	0.00	0.00	0.00	(29,200.00)
Contingencies	2,500.00	2,250.00	0.00	0.00	0.00	(2,250.00)
Total Expenses	55,625.00	55,625.00	7,090.76	5,651.66	12,742.42	(42,882.58)
Ending Cash Balance	11,677.89	11,677.89	54,340.47	52,672.12	52,672.12	40,994.23

Notes: 2006 budget approved by MHA Board Of Directors 1/29/2006. Subsequent budget revisions have been made as follows:  
1) \$2,800 from Reserve for Landscape Capital Improvements to Grounds: Landscaping:Capital Improvements, 2) \$200 from Contingencies to Operations:Supplies and \$50 from Contingencies to Operations: Directory.

\*Multi-year reserve account. Funds will be transferred as needed to Landscaping: Capital Improvements.  
Reserve account will be discontinued upon project completion.