

Montibello News

The Newsletter of Montibello Homeowners Association

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June, 2008

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President's Letter

Dear Neighbors,

Summer greetings to you, Montibello neighbors. Our first-time BBQ social event was another home run; membership enrollment is solidly where we were last year; we've recruited several new board members for next year; and I'll give you an update on the entrances project.

In my last letter I explained that half of the MHA directors would reach the end of their terms at the end of this year and that we would start recruiting early for new candidates for these key roles. I am pleased to report that we have connected with solid candidates who have agreed to serve for the positions of membership chair, neighborhood watch chair, and community affairs chair. If we can get two more willing volunteers for the positions of secretary and beautification chair we will be well set for '09.

Your board recently approved a couple of interrelated ideas designed to facilitate smoother transitions between boards and to help avert being short handed on the board because of a specific term limit provision in the bylaws. We have eliminated the position of vice president, choosing instead to designate a "president-elect" from among the other directors. The thinking is that a hard-working committee chairperson is the most qualified person to move into the role of president and the president and board shall choose this designee about six months prior to the January annual meeting and election. I am pleased to announce that John Harmon, who has done an outstanding job as membership chair this year, has been designated as president-elect and, with support of the membership vote in January, John will take over for me then as MHA president.

The way the bylaws were written decades ago directors have 3-year term limits if elected at the annual meeting but less than 3 years if elected by the board to fill a vacancy mid-year. It's hard enough to recruit and retain directors without these truncated term limits. We amended the bylaws to give these mid-year appointees term limits that will average 3 years.

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President's Letter (Continued)

A brief update on the entrances project: As I reported to you before, we decided to go ahead with the signs, irrigation, and lighting, but we don't want to gamble on buying and planting the trees, shrubs and flowers until we are reasonably confident that we will be able to irrigate effectively. I hear conflicting projections of a wet summer and a record drought. Who knows? At present the plan is to plant this autumn but we will revise that plan as conditions change. We appreciate your patience and understanding while the project is implemented in rational phases.

Jim Curtis

Neighborhood Watch

CMPD Officer Virginia Woodlief, Montibello's Community Coordinator, has been transferred to a new position. Officer John Kitchens has returned as Community Coordinator. Officer Kitchens was a great help in setting up the Montibello Neighborhood Watch Program.

Community Coordinators serve as CMPD's primary communications link to the neighborhoods. They work closely with community leadership to ensure that resources are coordinated to address crime and quality of life issues.

The CMPD has accepted the challenge of "preventing the next crime" as a part of its mission. A strong police/community partnership is the only way to reduce crime in our neighborhoods, city, and county.

Did you know, the most crimes reported to the CMPD are crimes against property, not violent crimes? There are many things you can do to protect yourself, your family, and your property from criminals. It's easy to be victimized if your front door or garage door is left open or unsecured. Can a criminal see your golf clubs? What about lawn equipment? Is your garage door secure? Did you go out of town without asking a neighbor to collect your newspapers and check your home? Is your purse/wallet visible through a window?

Many of us do things that provide criminals with opportunities to victimize us. Lawn equipment isn't properly stored or secured. Garage doors are left open exposing valuable items and providing easy access to our homes. Windows are left open and cars too frequently are unlocked in driveways, often with the keys inside. This provides the would-be thief the opportunity to make a quick entry and exit.

Simple, uncomplicated efforts can deter the criminal. Time spent making sure our homes and property are secure is much less than the time spent making a police report, negotiating with an insurance company, and then repurchasing stolen items. Criminals look for opportunity. Don't give them the chance! Together we can make our community safer.

A review of CMPD records from 4/1/2008 to 6/1/2008 list the following incidents in our community:

- | | |
|----------------------------------------------|---|
| • 1. Larceny from vehicle | 1 |
| • 2. Vandalism | 1 |
| • 3. Auto theft | 1 |
| • 4. Larceny from building | 1 |
| • 5. Residential Burglary – Storage Building | 1 |
| • 6. Residential Burglary | 2 |

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Neighborhood Watch (Continued)

REMEMBER, BE A NOSEY NEIGHBOR!

- If you see a crime being committed, a suspected crime, or threatening situations, call 911.
- Watch out for your neighbor's home when they are away. Be familiar with who belongs and who doesn't belong at an address. Know your neighbor's vehicles.
- Tell your neighbors when you're going away, so they can watch your home. Ask that they pick up your papers and mail.

To report incidents after they have occurred, such as property damage, vandalism or stolen property, phone CMPD non-emergency #, 704-353-1000 or go online to www.cmpd.org

Chuck Richards

Membership Report

The 2008 membership drive is completed, and I want to thank each of you for joining the Montibello Homeowners Association and helping to make Montibello one of the premier communities in the region. We should all be proud of the commitment that we have made to our neighborhood.

As you all know, our volunteer Board members, as well as those that assist with various association activities, commit a tremendous amount of time and effort to Montibello and its residents. We have more people involved on a volunteer basis today than we have had in a number of years. Additional members have expressed interest in serving on our Association board and helping with other activities. This is what makes Montibello what it is today, and has been for over 30 years.

In our last newsletter I thanked those members who have been instrumental in making the 2008 membership drive a success – Street hosts, Board members, our Street Host Coordinator Susan Watson, and others. I would also like to recognize our Communications Co-chair, Mike Lawson, for his continued hard work in not only coordinating our communication efforts, but also in producing our 2008 Membership Directory. Also thanks to a new resident and member, Parrish McIntyre, for his technical expertise in the directory production.

I trust everyone will have a safe and enjoyable summer, and I'll see you at the annual picnic in September.

John Harmon

Beautification Report

Yard of the Month June 2008 - Congratulations to Hal and Kathryn Brown, 5110 McAlpine Farm Rd. Their yard is always very attractive and very well maintained.

The entrance monuments are taking shape. They are not finished and won't be until the fall when the plantings will be installed. We do hope to have them lighted in the next few weeks. We opted to wait until the fall to plant, due to the uncertainty of available water. Thank you to Jim Curtis, Bob McKay, Chuck Richards, Ossie Ossmann and Bob Wilson for their hard work on Morrowick.

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Beautification Report (Continued)

Thank you to all our neighbors whose gardens displayed wonderful blooms this spring. They certainly were welcome after the heat and draught of 2007.

Please continue the water conservation techniques learned during last summer's draught. We all hope the draught is over. The very high temperatures we're experiencing this week don't bode well for the rest of the summer. As we're still in a water deficit circumstance, conservation is the word of the day.

A few tips:

1. When watering is allowed, please water in the early morning hours, before sunrise if possible. Never water during the heat of the day. A huge quantity of water simply evaporates when you water during the heat of the day.
2. Continue to collect cold water when you're waiting for hot water in the kitchen sink or in the shower. You'll be amazed how much water you can capture. Otherwise, it goes down the drain.
3. Research and invest in rain barrels. Don't be concerned you're depriving groundwater when you capture rain in a rain barrel. You'll be returning that water to the ground, just at a time of your choosing.
4. Remember, if more stringent watering restrictions are imposed, or if you need to be more selective re your water usage, your trees and shrubs need water most. Grass is wonderful, but easily replaced. This is not the case with your trees and shrubs. If a choice is necessary, please choose to water your trees and shrubs.

Please try to look at your property as others may see it:

1. Would the addition of pine needles or pine bark mulch enhance the looks of your home? Mulch is also very beneficial in maintaining moisture and minimizing weeds.
2. Are there any dead trees or shrubs in your yard? There are still many homes with dead trees that need to be removed. They pose a safety hazard if not removed. They will fall down. Not to mention they're unsightly.
3. Are there weeds and grass growing where the curb and street meet?
4. If you have sidewalk on your property, is it clean and passable? Is your shrubbery encroaching on the sidewalk?

Carol Richards

Social Report

Thanks to everyone who helped with, and attended, our first Spring Social. Close to 90 people enjoyed barbeque and catching up with neighbors. We hope to continue this event in the future.

Our next social, the annual fall family picnic, is coming up **Saturday, September 27th**. The picnic features inflatables for children to play on, a train ride around a few streets, and entertainment. This is our largest social activity of the year so we will need many volunteers. Volunteers are needed to assist with planning, picking up supplies, set-up, and clean-up. It's a great way to meet new people and get involved with the Montibello community. Contact Karen at brown5618@earthlink.net or 704-54-0038 if you can help.

Finally, although it seems far in the future, Halloween will be here soon. We are looking for an individual(s) to help coordinate the Halloween pizza party. We initiated this event last year and many people enjoyed it. The party is an opportunity for families to grab some pizza and socialize before trick-or-treating. If you are interested in helping, let Karen know.

Karen Brown

Montibello Women's Club

The Montibello Women's Club is a social organization for the women of our neighborhood. We will be on recess for the summer and will start our meetings again on Thursday, September 4, 2008. We meet on the first Thursday of the month from Sept. - May. If you are interested in joining our group, please call Brenda Baalman (704-544-8098) or Lee Russo (704) 542-6538. Please look for the invitation to our September meeting in mid-August. We deliver an invitation to each household in Montibello.

The Montibello Women's Club pine straw sale has been expanded! To better meet the needs of Montibello residents the Montibello Women's Club is now offering TWO pine straw delivery periods: Fall and Winter.

This year, please plan to order your pine straw from the Women's Club. Each year, our neighborhood benefits from proceeds which are put to use in Montibello's Beatification program. Last year, trees overhanging Carmel Road were trimmed, and many other improvements can be made with your SUPPORT! We are planning our best year ever with great quality pine straw, better pricing, and superb delivery. We are also offering 100 bale order discounts!

We welcome your business this year! Look for order forms in mid-September AND mid-January! If you have questions please contact Virginia Thompson.

Virginia Thompson

Treasurer's Report

Please refer to the accompanying financial report for the 5 months ended 5/31/08 for specific details and notes. Revenues from 2008 membership dues totaled \$31,350, representing 418 members. Expenditures totaled \$7,939 -- \$6,172 recurring and \$1,767 non-recurring. Recurring expenses were for newsletter & directory printing, lawn maintenance, membership activities, and taxes. Non-recurring expenses were for turf & fertilizer application and trimming homeowners' overhanging tree limbs along the brick wall; entrance sign utility deposits; and membership database assistance. Please contact me with any questions or concerns you may have about MHA financial matters at (704) 264-2147 or treasurer@montibello.org.

Jolinda Boelkins

Montibello Homeowners Association

2008 Financial Activity

5/31/2008

	<u>Original Budget 2008</u>	<u>3 Months Ending Mar 08</u>	<u>April 08</u>	<u>May 08</u>	<u>5 Months Ending May 08</u>
Beginning Cash in Bank	42,334.85	42,334.85	66,391.16	67,371.34	42,334.85
Income:					
Membership Dues *	31,800.00	28,125.00	2,700.00	525.00	31,350.00
Contributions	0.00	0.00			0.00
Interest	700.00	106.14	39.98	28.89	175.01
Total Income	32,500.00	28,231.14	2,739.98	553.89	31,525.01
Expenses:					
Operations--					
Communication	1,000.00	315.32			315.32
Membership Administration **	1,200.00	0.00	1,186.64		1,186.64
Insurance	1,900.00	1,807.00			1,807.00
Supplies	200.00	0.00	32.16		32.16
Postage	25.00	0.00			0.00
Utilities	500.00	0.00		230.00	230.00
Miscellaneous	140.00	82.51			82.51
Total Operations	4,965.00	2,204.83	1,218.80	230.00	3,653.63
Grounds--					
Maintenance (areas along Carmel Rd & medians)	7,000.00	2,082.00	541.00	466.00	3,089.00
Landscaping:					
Beautification ***	2,000.00	647.00			647.00
Capital Improvements -Entrances	14,500.00	0.00			0.00
Total Grounds	23,500.00	2,729.00	541.00	466.00	3,736.00
Total Member Activities #	5,500.00	0.00	0.00	1,014.68	1,014.68
Professional Services ##	1,000.00	(759.00)			(759.00)
Taxes @	400.00	0.00		284.80	284.80
Other Expenses	200.00	0.00			0.00
Total Disbursements	35,565.00	4,174.83	1,759.80	1,995.48	7,930.09
2007 Net Activity (Income Less Expenses)	(3,065.00)	24,056.31	980.18	(1,441.57)	23,594.92
Ending Cash in Bank	39,269.85	66,391.16	67,371.34	65,929.77	65,929.77
Reserves:					
Reserve for Landscape Capital Improvements	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)
Contingencies	(5,000.00)	(5,000.00)	(5,000.00)	(5,000.00)	(5,000.00)
Total Reserves	(25,000.00)	(25,000.00)	(25,000.00)	(25,000.00)	(25,000.00)
Ending Unrestricted Cash Balance	14,269.85	41,391.16	42,371.34	40,929.77	40,929.77
Cumulative Paid Memberships	424	375	411	418	418
% of Total 571 Residences	74.26%	65.67%	71.98%	73.20%	73.20%

* Annual Membership Statistics: 2008 - 418 73.20%

2007 - 419 73.38%

2006 - 407 71.28%

** Includes \$200 paid to Web at Ease for assistance in the database glitch (April)

*** Trimming the live overhanging limbs from homeowners' trees along the Carmel Road brick wall. (Feb)

No Easter Egg Hunt this year. Adult Block Party in May -- Collected \$870 (87 people at \$10/each) and paid \$891.90 for 90 reservations (\$21.90 add'l paid by MHA). \$992.76 add'l monies spent for Porta John, Tent, Tables, Chairs, Appetizers & Signs.

\$759 = Return of attorney retainer not used.

@ 2/28/08 year end tax returns prepared and filed. \$220.80 Federal and \$64 NC income tax paid.