

Montibello News

The Newsletter of Montibello Homeowners Association

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October 2007

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President's Letter

Dear Neighbors,

Autumn greetings from the MHA! In the July newsletter I described plans for new landscaping and signage at several of our neighborhood entrances. Here I offer an update and a clarification.

We now have contracts in place with the owners of three properties at Hillingdon/Carmel and Morrowick/Hillingdon and with the contractor. Construction is scheduled to begin in November. I have been asked to clarify the status of improvements at the other entrances. The initial phase of this project focuses on a) the major entrances, b) for which we have been able to obtain homeowner cooperation, and c) invest within the accrued cash balance. Homeowners at the Hillingdon Road and Morrowick Road entrances agreed to cooperate with us to allow specific signage and landscaping improvements on portions of their properties; those at Montibello Drive and Carmel Valley Road declined.

Over the coming several years the MHA's earmark account for such improvements will accrue further funds from membership dues. As additional funds become available, I am hopeful that the MHA can win the cooperation of homeowners at Bridgewood Road and Rotunda Road, and be reconsidered by the homeowners at Montibello Drive and Carmel Valley as well. We have a simple plan to upgrade the triangular planting strip on Red Oak, which requires only city approval.

I would like to welcome two new board members: John Harmon as membership chair and Susan Watson as street host/hostess coordinator. MHA membership is up to 418 homeowners, a modest increase over the past two years. Planning for the 2008 MHA board and its goals has begun. We will likely have a couple of board positions to fill, so if you would entertain the thought of serving on the MHA board please contact me. The annual meeting of the MHA is set for Sunday, January 27th. I would like to build better member participation at the annual meetings because it helps the board recognize and respond to issues among the membership. Please mark your calendar now and choose to attend.

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President's Letter (Continued)

I have received several comments that the "No Soliciting" signs that the MHA posted earlier this year appear to have contributed to a drop in unwanted door-to-door solicitations.

You may have noticed the rezoning notice on the Quail Valley apartment property across Carmel Road. I support this effort as a positive development for our neighborhood, and it appears to be headed for city council approval. The owner of the 34 acre site, Faison-Hollow LLC, plans to raze it, rebuild interior roads and Carmel Road connector and put in 270 upscale owner-occupied town home and condo units. Density will be about the same as at present. The rezoning petition has to do only with certain setbacks so as to allow greater common area. The project also has the support of the Rock Bridge HOA, its adjacent neighbor.

There is considerable concern brewing in the neighborhood about the deteriorating condition of trees. In addition to the extreme drought condition I understand that some of our willow oaks are under attack by scale insects and some pine trees are infested by bark beetles. In effort to help protect our valued population of trees we are gathering information on these problems and hope to have recommendations to share with you very soon.

Jim Curtis

Treasurer's Report

The accompanying financial report shows the 2007 budget compared to actual income and expenses for the first three quarters of calendar year 2007.

If you have questions or concerns about MHA financial matters, please contact me at (704) 542-2119 or treasurer@montibello.org.

Hap Arnold

Neighborhood Watch

Our Montibello neighborhood now has two experienced CMPD officers functioning as liaison to our Neighborhood Watch program. They are officers Virginia Woodlief and Joe Hoelscher. These officers were responsible for three CMPD officers attending our annual picnic.

Also, I want to thank Montibello residents who have furnished the following disturbing information.

Google has implemented a feature which enables a user to type a telephone number into the search bar, hit enter and the name and address belonging to the phone number will appear. It also pops up a link to Map Quest which provides a map to the address.

Other than the basic invasion of privacy, if there are children involved and a child provides his/her phone number anyone can easily determine where that child lives. **The SAFETY ISSUES FOR CHILDREN ARE OBVIOUS AND ALARMING.**

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Neighborhood Watch (Continued)

In order to test whether your phone number is mapped, go to Google. <http://www.google.com>. Type your phone number in the search bar and hit enter.

You can have your phone number removed or blocked. Again, go to Google and enter your phone number, click on your phone number, and then **click the REMOVAL FORM**. Removal takes 48 hours.

For additional security at your home think of your car keys as a security device. A majority of late model cars have a security alarm system. From the outside or inside of your residence you can activate your car alarm so the horn continues to sound or other alarms go off. Any potential criminal trying to enter your home or vehicles will be forced to flee due to the noise. You should keep your keys on your night stand for quick access during the night.

There have been complaints of speeding on Montibello Drive. During the week of October 1, a CMPD officer was stationed on Montibello Drive during the late afternoon drive time. Over the weekend a CMPD speed monitoring device was set up to let the drivers know their exact speed. With this emphasis on reducing speeding, it is the hope of all residents that drivers will not exceed the 25MPH speed limit.

A review of criminal activity in the Montibello and Rockbridge areas from 7/9/07 – 10/9/07 reveals the following:

- Larceny from auto – 8
- Residential burglaries – 3
- Larceny, other – 1
- Non-aggravated assault – 1
- Vandalism – 1

Seven of the larcenies from auto occurred during the early morning hours of 8/6/07 and CMPD reports they were perpetrated by one particular group.

Remember to keep your garage doors closed and to be a NOSEY NEIGHBOR.

Report all suspicious activity to law enforcement by calling 911. To report incidents after they have occurred, such as property damage vandalism or stolen property, phone the CMPD non emergency number, 704-353-1000. Reports can be filed online at charneck.org. Go to the police link and then, to report a crime.

Chuck Richards

Social Report

The 1st Annual Montibello Halloween Party is coming up! Join Montibello families on Halloween night, Oct. 31st from 5:30 to 6:30 P.M. in the Trefoil cul-de-sac for a pizza/costume party. Kids come dressed in your costumes, everyone come grab a slice or two of pizza before trick or treating. BYOB for adults and kids and bring \$5 per family to cover the cost of the pizza. RSVP by Tuesday, October 23rd and let us know how many in your family will be coming and eating pizza. RSVP to vwhite1@carolina.rr.com or brown5618@earthlink.net. If you have questions, call Virginia at 704-540-5707 or Karen at 704-540-0038.

Karen Brown

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Membership Report

"Welcome to Montibello."

My wife and I heard these words again when we moved back to Montibello a little over a year ago. One of our Association members warmly greeted us the day we moved into our home, after an eight year odyssey through two other cities. It is nice to be back in Charlotte, and "our" neighborhood.

When I was asked to join your Association board I agreed as I want to give something back to the community that has meant so much to my family. I am honored to serve as Membership Chair of the Montibello Homeowners Association.

We have a very high percentage of our neighbors that are Association members. And the percentage of members that renew their memberships each year is also very high. Once we have enjoyed the advantages of home ownership here, and the fine work done for our neighborhood by the Association membership, I believe we appreciate the fact that we are members.

We still have a number of families that are not Association members. Membership dues are now reduced to \$37.50 for membership until our next membership renewal in February. Please help me, and our Montibello community, by reaching out to your neighbors that are not currently members and asking them to consider joining the Homeowners Association now.

John Harmon

Beautification Report

As we all deal with the drought please be vigilant in delivering water to your trees and shrubs. The drought, the very high temperatures, the lack of cloudy days and the late hard freeze have all contributed to putting our trees under tremendous stress. Many trees in our community are in trouble.

Trees and established shrubs should be watered every two weeks. At the time of this writing, you can hand water or you are allowed to use drip lines or soaker hoses. (Note: City Of Charlotte watering restrictions could change at any time)

Please check your oak trees for **OAK TREE SCALE**. This scale appears as a tiny round bump on the leaves, twigs or branches. If your oaks have scale they need to be treated by a tree professional.

There have been reports of **PINE TREE BEETLES** in the neighborhood. If you have dead or dying pines please have them removed quickly, so the beetles don't have the opportunity to take up residence in your neighbor's pines.

Here are a few ideas regarding water conservation:

- Place a brick or 2 in the water tank of your commodes. They won't interfere with the function of the commode, but will save considerable water over time.
- You can put down a drip irrigation system fairly easily that will deliver water to specific plants. Lowes sells a product called MISTER LANDSCAPER. These products are located in the irrigation section, not with the hoses. Simply put, you lay down a poly ½ inch tube that attaches to your hose. Then you either run very thin tubing from the main poly tube to the base of your shrub or there is an adjustable dripper that can be inserted into the poly tubing that delivers from 1-10 gallons per hour. This product delivers water more specifically than does a soaker hose that has multiple pin holes. Soaker hoses are good for your trees. If you have any questions re the Mister Landscaper product, please give me a call.
- Bath water can be recycled to water your shrubs. The small amount of soap will not be harmful. It's labor intensive and time consuming, but desperate times sometimes call for desperate measures.

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Beautification Report (Continued)

- Get the kids to help. Here's an educational opportunity. In the past there was no running water in the home. Water had to be carried from the well into the home for cooking and bathing. Even in today's world this is still the case in third world countries. Kids may know this, but once they actually carry water a few times, they'll have a different understanding of what life was like before indoor plumbing. You'll also find out how many gallons a tub holds.

The hollies along the Carmel wall have fallen victim to the drought. We have requested the city remove the dead ones.

Our thanks to Sharon Hockfield, our neighbor, Master Gardener, and Garden Designer and Consultant for the above information regarding our trees and shrubs.

Carol Richards

Montibello Garden Club

The Montibello Garden Club invites visitors to any of our meetings and new members at any time during the year. We meet monthly from September through May. This year's programs include a presentation on Fall Garden Care, Symphony Designer House tour, Auction benefiting our CPCC Horticulture Scholarship Fund, Christmas party, a program on Garden Tools, and another on Daylilies, as well as a tour of Daniel Stowe Botanical Garden's Orchid Conservatory and a tour of Tom and Millie Snyder's Garden (recently featured in *Charlotte Magazine*).

We hope you'll join us!

For more information about specific meetings or the club in general, please contact Gayle Daly at 704-543-6665 or gdaly@CottinghamChalk.com.

Gayle Daly

Montibello Homeowners Association
2007 Financial Report @09/30/07

	<u>Original Budget 2007</u>	<u>Revised Budget 2007</u>	<u>Quarter Ending 3/31/07</u>	<u>Quarter Ending 6/30/07</u>	<u>Quarter Ending 9/30/07</u>	<u>Year to Date 9/30/07</u>	<u>Budget Position Over/(Under) 2007</u>
Beginning Cash Balance	40,916.24	40,916.24	40,916.24	60,777.15	63,433.79	40,916.24	0.00
Income							
Membership Dues	30,800.00	30,800.00	23,700.00	7,275.00	375.00	31,350.00	550.00
[See Membership Stats at Bottom of Report]							
Contributions:	0.00	0.00	75.00	25.00	0.00	100.00	100.00
Interest	<u>800.00</u>	<u>800.00</u>	<u>205.24</u>	<u>342.62</u>	<u>315.88</u>	<u>863.74</u>	<u>63.74</u>
Total Income	31,600.00	31,600.00	23,980.24	7,642.62	690.88	32,313.74	713.74
Expenses							
Operations:							
Communication*	1,000.00	1,000.00	327.43	0.00	101.12	428.55	(571.45)
Membership Administration**	1,000.00	1,200.00	318.16	861.19	0.00	1,179.35	(20.65)
Insurance	1,900.00	1,900.00	0.00	1,837.00	0.00	1,837.00	(63.00)
Supplies	450.00	450.00	0.00	0.00	0.00	0.00	(450.00)
Postage	25.00	25.00	7.80	0.00	0.00	7.80	(17.20)
Miscellaneous	<u>60.00</u>	<u>140.00</u>	<u>138.83</u>	<u>0.00</u>	<u>0.00</u>	<u>138.83</u>	<u>(1.17)</u>
Total Operations	4,435.00	4,715.00	792.22	2,698.19	101.12	3,591.53	(1,123.47)
Grounds:							
Maintenance	9,000.00	9,000.00	2,688.00	1,538.00	1,467.00	5,693.00	(3,307.00)
Landscaping:							
Beautification	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital Improvements	<u>0.00</u>	<u>1,200.00</u>	<u>604.79</u>	<u>0.00</u>	<u>570.00</u>	<u>1,174.79</u>	<u>(25.21)</u>
Total Grounds	9,000.00	10,200.00	3,292.79	1,538.00	2,037.00	6,867.79	(3,332.21)
Professional Services	1,000.00	1,000.00	0.00	0.00	750.00	750.00	(250.00)
Member Activities:							
Egg Hunt			0.00	151.45	0.00	151.45	
Picnic			0.00	0.00	2,626.63	2,626.63	
Halloween Party			0.00	0.00	0.00	0.00	
Holiday Party			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
Total Member Activities	5,000.00	5,000.00	0.00	151.45	2,626.63	2,778.08	(2,221.92)
Taxes	150.00	460.00	0.00	459.45	0.00	459.45	(0.55)
Miscellaneous Expenses	250.00	250.00	34.32	138.89	0.00	173.21	(76.79)
Reserve for Landscape Capital Improvements	35,000.00	33,800.00	0.00	0.00	0.00	0.00	(33,800.00)
Contingencies	5,000.00	4,410.00	0.00	0.00	0.00	0.00	(4,410.00)
Total Expenses	<u>59,835.00</u>	<u>59,835.00</u>	<u>4,119.33</u>	<u>4,985.98</u>	<u>5,514.75</u>	<u>14,620.06</u>	<u>(45,214.94)</u>
Ending Cash Balance	12,681.24	12,681.24	60,777.15	63,433.79	58,609.92	58,609.92	45,928.68
Paid Memberships	412	412	316	97	5	418	6

*Category changed from Newsletter to Communication

**Category changed from Directory to Membership Administration