

Montibello News

The Newsletter of Montibello Homeowners Association

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July 2007

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President's Letter

Dear Neighbors,

I'm thrilled to report progress on the first phase of the landscaping and signage project at several of our entrance corners. Once the intensity of the summer sun fades into autumn, we will begin work at the Hillingdon Road entrance corners, the Morrowick Road entrance and refresh the sign on the brick wall at Carmel and Quail Hollow Roads.

The start of work on these entrances is the culmination of over two years of planning and negotiation. A little history: in the spring of 2005 the MHA board conducted a survey of the membership to test the waters to see if the membership would support a modest dues increase for investment in a beautification project at our entrances. There was about an 80% support level among survey respondents for the dues increase for the entrance beautification proposal. The dues increase from \$50 to \$75 went into effect in 2006, and an earmark account has been accumulating funds from your 2006 and 2007 membership fees.

Another challenge to making this project happen is that, unlike newer subdivisions, the Montibello Homeowners' Association does not own or control the property at its seven entrances. We contracted with a landscape designer to create a preliminary design and set of budget figures for each entrance. It was immediately clear that our currently available funds would allow us to take on only two or three of the entrance projects right away. The board determined that it would prioritize the major neighborhood entrances (in terms of traffic count), develop a more detailed landscaping, signage, and budget package for each and take that plan to the property owners at those priority locations to seek their support.

Of the major entrances we were successful obtaining an agreement-in-principle for the design package at Hillingdon Road and Morrowick Road.

The contracted design involves at each corner a pair of brick columns with precast caps joined by a black anodized aluminum railing on which is centered the new, metal *Montibello* neighborhood sign. The sign meets the city's quite restrictive requirements for safety and visibility. The landscaping plan integrates the major existing plantings and

Continued On Page 2

President's Letter (Continued)

adds layers of perennial and annual plantings – consistent from entrance to entrance. Each area is planned to include landscape lighting and irrigation. The sign on the brick wall at Quail Hollow Road will be updated for consistency with the new entrance signs. The MHA board has allocated the funds for the first-phase work and we are currently drafting a formal agreement for approval of the cooperating homeowners. Work will begin this fall.

In 2008 I anticipate that we will begin to accrue funds from membership fees for the second phase of entrance improvements. Ideally we would like to see the signage and landscape design implemented in the coming several years at all seven entrances, but practically we are constrained by both funds and landowner cooperation.

I would like to recognize beautification chairperson Carol Richards for all her work on this project. And thanks to Barb Dickie who worked this project with Carol during the term of the previous board.

There is a sweet woman who we regularly see picking up litter along Carmel Road. I stopped and chatted with her recently, and thanked her on behalf of the neighborhood for her contribution. Her name is Kaytee Bishop and she lives in Carmel South. She's 80 years old and has been picking up litter in this area for 17 years. Kaytee describes this as "the one thing I can do to fight pollution. Someone once said to me, 'but there will just be more trash tomorrow,' to which I replied, 'yes, but *this* trash won't be here tomorrow'." Kaytee has five grown children, all of whom live in south Charlotte. Kaytee, we thank you.

Open MHA board positions

We have had two board members vacate their positions due to family conflicts. We would like to fill the Membership Chair and Street Host Coordinator positions in the quieter time of year so we have continuity in these important roles come first of the year when activity increases dramatically. Please contact me if you are interested in serving in one of these positions. Both positions are great opportunities to serve and to get to know lots of people in Montibello.

Duties of the Membership Chair:

- Set timeline for membership drive dates and deadlines;
- Yearly revision of membership form;
- Maintain membership database;
- Generate yearly directory;
- Work closely with street hostesses.

Access to a PC, printer and strong knowledge of Excel spreadsheets, including functions, sorting and mail merge is desirable.

Duties of the Street Host Coordinator:

- Assemble membership packets for membership drive;
- Distribute membership packets to street hosts;
- Assemble new neighbor packets and distribute to street hosts as needed;
- Update new neighbor packets as needed;

Continued On Page 3

President's Letter (Continued)

- Distribute the directories (and binders as needed) to street hosts;
- Distribute newsletters to street hosts;
- Fill street host vacancies as needed;
- Inform street hosts of duties and responsibilities.

Jim Curtis

Treasurer's Report

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

Revenues from membership dues totaled \$30,975 at June 30 and one additional member has joined since that date for a total membership count at press time of 414.

The next financial report, covering the first three calendar quarters, is scheduled to appear in the October newsletter.

Please contact me with any questions or concerns you may have about MHA financial matters at (704) 542-2119 or treasurer@montibello.org.

Hap Arnold

Neighborhood Watch

The CMPD reports for April, May and June for the Montibello neighborhood are as follows. One home was burglarized on Red Oak. This residence was being remodeled, and the victims were out of town. The CMPD advised there were no known suspects, but their investigation points toward an individual or individuals working on the home. The only other reported crime in Montibello was theft of a lawn ornament on 5/25 from a yard on Lauren Glen.

To secure your residence this summer take the following protective measures:

- Keep all doors and windows locked, even if you're only going out for a brief time. If a window is left open a few inches for ventilation, it should be locked to prevent someone from opening it more.
- Lock gates, garages and sheds.
- Store bicycles, mowers, etc in a locked garage or shed.
- Don't leave notes on your door when you're away.

Continued On Page 4

Neighborhood Watch (Continued)

- Don't leave keys hidden in the mailbox, planters, under doormats. Leave a key with your neighbor.
- Learn to recognize who belongs in your neighborhood.
- Be suspicious of persons making unsolicited offers of service.
- Know who's at your door before opening it.
- Post a "NO SOLICITING" sign by your door. Montibello is a "NO SOLICITING" neighborhood.
- Never let a stranger enter your home to use the phone. Offer to make the call yourself in an emergency.
- Don't give your name or whereabouts on your answering machine message. Never say you're not at home.
- Don't give maids, sitters or others working in your home access to your home keys.
- Call CMPD at 911 if you are at home and you see or hear anything suspicious. Don't take direct action yourself.
- If you return home and suspect there has been a break-in, don't enter your home. Call 911 from your cell or a neighbor's home.
- Keep valuable papers, jewelry, etc., in a home safe, or in your bank safe deposit box.
- Use timers on lights, radios, television sets, etc to have the appearance that you are at home.
- Stop mail and newspapers.
- Keep your grass watered and cut. Trim other landscaping.
- Advise neighbors you will be away.
- Provide neighbor with an itinerary, so you can be contacted in an emergency.
- Disconnect your automatic garage door opener, and lock automatic doors from the inside.

Our NEIGHBORHOOD WATCH program is working. Report all crimes and suspicious activity to CMPD at 911.

Chuck Richards

Social Report

Plans are underway for the Fall Picnic, scheduled for Saturday, Sept. 29 from 4:00 - 7:00 in the Broadfield cul-de-sac. This is our largest MHA social event and we appreciate everyone's time in making it a success. We are still in need of volunteers to help with the day of the event: assist with games, inflatables, set-up, clean-up and picking up supplies. Contact Karen Brown at brown5618@earthlink.net to find out how you can help. Look forward to seeing everyone on Sept. 29th!

Editor's Note

The newsletter is normally published six times a year. Due to scheduling problems, the June edition has been delayed into July. As a consequence, the June and August editions are being combined into this issue. We apologize for any inconvenience this causes. Normal production will resume in October.

Mike Lawson

Membership Report

MHA is pleased to welcome the following members who renewed or established new MHA memberships since the 2007 directory was printed, bringing total 2007 membership to 414:

- Morry Alter and Joan Rasmussen, 5216 Chinley Ct. - new membership
- Stephen and Joanne Kelley, 4900 Montibello Dr. - renewed membership
- Jeff and Susannah Knight, 3208 Broadfield Rd. - renewed membership
- John and Susan Rosenblatt, 4720 Montibello Dr. - renewed membership
- James and Dot Seagraves, 5225 Chinley Ct. - renewed membership
- Bryan and Lucy Williams, 4209 Black Sycamore Dr. - new membership

Printed below is directory information for these members. It can be clipped and used as an insert for the 2007 MHA Directory:

Alter, Morry*/Rasmussen, Joan 5216 Chinley Ct Retired	704-544-4896
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Kelly*, Stephen, Joanne 4900 Montibello Dr Plans Plus Enhancements Pumps Plus Equipment kelley4900@aol.com	704-543-8226 704-541-7526 704-542-0445
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Knight*, Jeff, Susannah 3208 Broadfield Rd Knight Travel, Inc.	704-543-0397 704-366-5525
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Rosenblatt*, John, Susan 4720 Montibello Dr susanrosenblatt@bellsouth.net (B/P) Brewington '94	704-544-0955
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Seagraves*, James, Dot 5225 Chinley Ct Retired (Both)	704-541-0466
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Williams*, Bryan, Lucy 4209 Black Sycamore Dr lucydaiglewilliams@gmail.com Julia '06	Not available
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Hap Arnold

Montibello Homeowners Association
2007 Financial Report @06/30/07

	Original Budget 2007	Revised Budget 2007	Quarter Ending 03/31/07	Quarter Ending 06/30/07	Year to Date 06/30/07	Budget Position Over/(Under) 2007
Beginning Cash Balance	40,916.24	40,916.24	40,916.24	60,777.15	40,916.24	0.00
Income						
Membership Dues	30,800.00	30,800.00	23,700.00	7,275.00	30,975.00	175.00
[See Membership Stats at Bottom of Report]						
Contributions:	0.00	0.00	75.00	25.00	100.00	100.00
Interest	<u>800.00</u>	<u>800.00</u>	<u>205.24</u>	<u>342.62</u>	<u>547.86</u>	<u>(252.14)</u>
Total Income	31,600.00	31,600.00	23,980.24	7,642.62	31,622.86	22.86
Expenses						
Operations:						
Communication*	1,000.00	1,000.00	327.43	0.00	327.43	(672.57)
Membership Administration**	1,000.00	1,200.00	318.16	861.19	1,179.35	(20.65)
Insurance	1,900.00	1,900.00	0.00	1,837.00	1,837.00	(63.00)
Supplies	450.00	450.00	0.00	0.00	0.00	(450.00)
Postage	25.00	25.00	7.80	0.00	7.80	(17.20)
Miscellaneous	<u>60.00</u>	<u>140.00</u>	<u>138.83</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	3,490.41	(1,224.59)
Grounds:						
Maintenance	9,000.00	9,000.00	2,688.00	1,538.00	4,226.00	(4,774.00)
Landscaping:						
Beautification	0.00	0.00	0.00	0.00	0.00	0.00
Capital Improvements	<u>0.00</u>	<u>700.00</u>	<u>604.79</u>	<u>0.00</u>	<u>604.79</u>	<u>(95.21)</u>
Total Grounds	9,000.00	9,700.00	3,292.79	1,538.00	4,830.79	(4,869.21)
Professional Services	1,000.00	1,000.00	0.00	0.00	0.00	(1,000.00)
Member Activities:						
Egg Hunt			0.00	151.45	151.45	
Picnic			0.00	0.00	0.00	
Halloween Party			0.00	0.00	0.00	
Holiday Party			<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	151.45	(4,848.55)
Taxes	150.00	460.00	0.00	459.45	459.45	(0.55)
Miscellaneous Expenses	250.00	250.00	34.32	138.89	173.21	(76.79)
Reserve for Landscape Capital Improvements	35,000.00	34,300.00	0.00	0.00	0.00	(34,300.00)
Contingencies	5,000.00	4,410.00	0.00	0.00	0.00	(4,410.00)
Total Expenses	59,835.00	59,835.00	4,119.33	4,985.98	9,105.31	(50,729.69)
Ending Cash Balance	12,681.24	12,681.24	60,777.15	63,433.79	63,433.79	50,752.55
Paid Memberships	412	412	316	97	413	1

*Category changed from Newsletter to Communication

**Category changed from Directory to Membership Administration