

Montibello News

The Newsletter of Montibello Homeowners Association

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December 2007

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President's Letter

Dear Neighbors,

Season's Greetings, neighbors. You have probably already picked up a 2008 calendar. Please go ahead and make an entry for Sunday, January 29th, 2 PM. This is the annual MHA meeting. It will be held in its usual location; the Reformed Theological Seminary at Carmel and Sharon View. Please plan to participate and get better acquainted with the MHA board and meet some new neighbors. We will be making a presentation at the meeting on the changes unfolding along Carmel Road and what this corridor will look like in the future as a result of various rezoning and construction projects.

Our board is moving largely intact from '07 to '08, which should make for a smoother transition into the new year. At the annual meeting, Jolinda Boelkins will be nominated by the board for election as Treasurer, to replace Hap Arnold. I will be continuing on as president for the year. We have one vacated board position to fill - the community affairs chairperson. If you would like to find out more about coming onto the board in that position please contact me.

I would like to thank the Montibello Women's Club for their generous gift of \$500 to the MHA for neighborhood beautification investments.

A quick update on the entrances project: In response to the extending drought and watering restriction, we have modified our implementation strategy on this project. The construction of fences, signs, irrigation and lighting will commence just after the holidays, however, we are deferring all planting until conditions are more suitable, which may be a while. In the interim the beds will be prepared and mulched. The new irrigation system will use drip lines primarily. While drip irrigation is permitted under the city's current stage 3 water conservation measures, it is widely anticipated that stage 4 restrictions will go into effect in late winter, banning all watering. We do not want to get ourselves into the position of having spent good money on doomed plantings.

Also drought-related, please be aware that the city has banned the lighting of luminaries this holiday season. Hope to see you in January!

Jim Curtis

Treasurer's Report

The accompanying cost report on the MHA Landscape Improvement Project provides a summary of costs from project inception in 2004 through the end of the currently planned phase of the project, expected to be completed in 2008. Note that some costs to be incurred next year are estimates.

The end-of-year financial report for calendar year 2007 is scheduled to appear in the February 2008 newsletter. MHAs fund balance at December 15 is \$42,963.84.

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

Hap Arnold

Neighborhood Watch

The Christmas season is upon us. We all get caught up in the hustle and bustle of the holidays. Let's not forget to be aware of our surroundings.

On Monday, 12/10/07 a female was entering the Dowd YMCA on Morehead Street, where she was going to work out. It was 10:30 AM and she had parked close to the building. As she was walking toward the building, in a split second she noticed a man coming toward her. He put a gun to her stomach and ordered her to get back in her car. The thug was quiet, calm and persistent. She offered her wallet, but he advised he didn't want her wallet, and to get back in the car. People nearby didn't notice. The victim finally made eye contact with a man in the parking area and told her attacker someone was coming. Finally she said a man in a police uniform was coming behind him. The thug believed her and took off running. This thug is still out there. Always be aware of your surroundings and have a plan for your actions if you should be attacked.

Contact with CMPD reveals no incidents reported in Montibello during the month of November. However, there have been several incidents in McAlpine Forest.

- During the early morning hours of 10/28, a black male wearing dark clothing attempted to break in a car parked in a driveway at the intersection of Colony and Morrowick Roads. The break in was foiled by a car alarm. The homeowner witnessed the incident and the subject ran toward Morrowick Circle.
- A home on Morrowick was broken into during daylight hours when the front door was kicked in. Items were stolen. The perpetrators were believed to be black males driving a black Ford Taurus. The homeowners were only away for 45 minutes.
- Subsequent to the attempted break in, a black Ford Taurus meeting the above description, and containing four black males, has been spotted in the neighborhood. CMPD has been alerted and they advise patrols have been increased.

Never be afraid to contact CMPD by phoning 911. The police advise when in doubt call 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 also be filed on line at www.charneck.org.

Chuck Richards

Social Report

We hope everyone enjoyed this year's social activities. We'd love to have feedback and input from you so please consider joining the social committee. It's a great chance to meet new neighbors and plan fun activities. The activities happen with the help of dedicated volunteers. With more people involved, we can better meet the social needs of all in the neighborhood.

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Social Committee (Continued)

The social committee will have a meeting in early 2008. If you are interested in getting involved with any of the current events (Easter Egg Hunt, Fall Picnic, Halloween Party or Holiday Party) or would like to suggest something new, please send me an email and I'll give you the details about the meeting.

Speaking of next year, we are looking for someone to host/chair the Easter Egg Hunt. Kelli Mallory has hosted the past few years and is willing to assist with the planning and execution. It's a fun and quick event. We'll get you up to speed and you just need to provide your yard, hide some eggs, and have some fun. E-mail or call me with questions or if you'd like to volunteer.

Make 2008 the year you become involved with the MHA. The social committee is a great place to start.

Karen Brown
MHA Social Chair
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704-540-0038

Karen Brown

Beautification Report

Please remember your plants and trees are still thirsty. Even though the temperature is lower, those plants still need to be watered when there is no rain.

Drip lines are the easiest and simplest means of delivering water to those thirsty plants.

I stand corrected regarding the recycling of bathtub water for your plants. There was an article in the Observer which advised the use of grey water is actually a criminal offense. Of course this law harkens back to the era when folks might use a bathtub once a week at the most so the water would be nasty, a very different circumstance than the accepted norm today. However, this law is on the books and until it's repealed I can't recommend you use bath water for your plants.

Please phone Char/Meck 311 and request that the city cut down the dead hollies along the Carmel Road wall. I've phoned several times and the hollies are still there. I was successful in getting one removed last year. If they receive a number of calls we may have some success.

MHA doesn't need to shoulder the financial burden of having them cut down unless there's no alternative.

Our thanks to the Montibello Garden Club for decorating the entrances, and to the Montibello Women's Club for a \$500 donation for beautification.

HAPPY HOLIDAYS!

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. Upcoming programs include 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 Heritage 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

Membership

As 2007 draws to a close I want to extend my thanks to our current members. You are the Montibello Homeowners Association. You recognize the value of membership in the Association, and the value that the Association brings to everyone in our community. You participate enthusiastically in our neighborhood activities. And most importantly, you generously support the Association with your time, talents, and money.

I am very excited about 2008. We kick off the New Year with our annual Association meeting January 27, which is also the start of our 2008 membership drive. I urge all of you to attend the annual meeting to meet your fellow members and hear first hand of the exciting activities planned for 2008.

And I would like to request a favor of each of you. Please ask each of your neighbors to be sure and join the Montibello Homeowners Association in 2008. The cost is small compared to the value the Association brings to our neighborhood and our larger community.

Thanks for a great 2007.

John Harmon

Cost Report - MHA Landscape Capital Improvement Project

Following is a report of expenditures to date and projected costs for design and implementation of the MHA landscape capital improvement project which involves upgrade of plantings in the Montibello Dr. and River Ridge Rd. cul-de-sacs and entryway signage with associated amenities at the intersection of Hillingdon and Carmel Roads and on the right side of the Morrowick Rd. entrance into Montibello from McAlpine Forest.

Expenditures					
<u>Year</u>	<u>Purpose/Service Provider</u>	<u>Actual</u>	<u>Projected</u>	<u>Total</u>	<u>Notes</u>
<u>Entryway Design</u>					
2005	Fielding Scarborough	1,126.25			
2006	Myron Greer Garden Design	1,900.00			
2007	Myron Greer Garden Design	<u>1,140.00</u>			
		4,166.25		4,166.25	
<u>Entryway Construction</u>					
2007	Myron Greer Garden Design	12,693.00			Note 1
2008	Myron Greer Garden Design		12,693.00		Note 1
2008	Plumbing-Irrigation Systems		2,310.00		Note 2
2008	Electrical-Lighting		1,050.00		Note 2
2008	Water connection/meter-CMUD		3,448.00		
2008	Connect Under Street-Irrigation		<u>1,500.00</u>		Note 2
	Total Entryway Construction	12,693.00	21,001.00	33,694.00	
<u>Entryway Project-Other Costs</u>					
2007	Property Surveys-Alfred F. Williams	700.00			
2007	Legal fees-Wilson Bos Jordan	<u>750.00</u>			Note 3
	Total Entryway Project-Other	1,450.00		1,450.00	
<u>Entryway Plantings (Deferred Due to Drought/Water Restrictions)</u>					
2008			4,251.00	4,251.00	Note 2
Total Entryway Design & Construction		18,309.25	25,252.00	43,561.25	
<u>Cul-de-Sac Upgrades</u>					
2006	Michael's Lawn/Landscape	2,207.00			River Ridge Rd. Montibello Dr.
2006	Michael's Lawn/Landscape	<u>2,117.75</u>			
	Total Cul-de-Sac Upgrades	4,324.75		4,324.75	
<u>Miscellaneous Project Costs</u>					
2006	Reimbursement to Carol Richards	108.73		108.73	
Grand Total		22,742.73	25,252.00	47,994.73	

Note 1: Contract with Greer covers site preparation, Montibello signs on bronze aluminum fencing attached to brick columns, irrigation and lighting systems and plant bed preparation. 2007 payment is a deposit.

Note 2: Prices are estimates.

Note 3: Attorney's fee is for preparation of use agreements with participating Montibello homeowners.