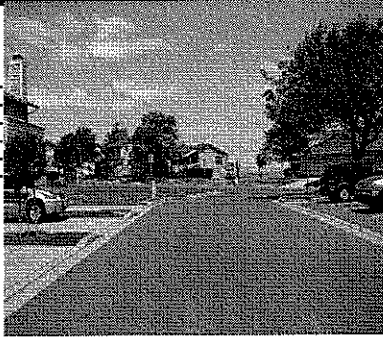


NEWS



Mota Ranch Reporter

LETTER

Vol. I-07
August 2007

The Mota Ranch Homeowners Association Newsletter

Welcome "Mota Ranch" to ACI Family

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MRHOA

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News & Views

From the Board of Directors

- The Board set the meeting schedule for the remainder of 2007, which is reproduced on page 2 for your reference. The meetings will be moved to Bay Point in 2008, but for now will remain at the Willow Pass Park Community Center.
- The Board authorized Management to obtain competitive bids for landscape maintenance.
- The Board accepted a proposal from Cal Bay Builders to investigate and repair a leak in the Townhomes.
- The Board approved a reserve study update by Murray Joseph for \$1,168. Updating the study is the first step in the 2007-08 budget process.
- The Board authorized management to have the large bark removed from the play park and to obtain proposals to upgrade the play park in the Townhomes area.
- The Board authorized CL Sigler to reinspect the Townhomes, the first step in the bidding process for repairs to the siding, stairs and decks.
- The Board authorized Allied Trustee Services to publish the foreclosure sale on one home for lack of payment of HOA dues.
- The Board retained Mike Kilian CPA to review the financial statements and prepare the tax returns for the fiscal year end September 30, 2007. The cost is \$900.
- The Board took an aggressive stand on vandalism. Anyone caught vandalizing common area; graffiti etc. will be prosecuted to the fullest extent of the law and if a resident, will be subject to both penalty assessments and the cost for cleanup or repair. Recently, a minor vandal, a resident of the HOA, was caught vandalizing the HOA common area and people's private property. Parents, do you know where your children are? Report violators to the police and in writing to the Management Company.
- As a reminder, payments are due on the 1st and late after the 15th. The address to make your payment is:

Mota Ranch HOA

First Bank Association Services

P.O. Box 25371

Santa Ana, CA 92799-5371

Key Telephone Numbers

Police: 925-646-2441
Contra Costa Fire
Department: 925-757-1303
Animal Control
925-335-8300
Code Enforcement, Robert
Erickson 925-427-8846
Drug Activity 925-313-2676
Weed Abatement/Fire
Hazard 925-930-5584
Environmental Health
925-646-5225

Meeting Schedule

*Monday, August 27th -
Budget Meeting &
Security*

Monday, Sept. 24th

Monday, October 22nd

*Monday, Nov. 26th -
Annual Meeting*

*Willow Pass Park
Community Center
2478 E. Olivera Rd.
Concord
7:00 P.M.*

Parking

*Please park
parallel to the curb
and do not block pedestrian
access to the sidewalks. Do
not block fire lanes, fire
hydrants or driveways.*



Water Leaks

Did you know that the most common interior water leaks are from your dishwasher or bathtub overflow? Both are relatively easy to repair but can cause a great deal of damage if they go unnoticed.

To check for leaks in your dishwasher, place a towel or rag in front of the unit and under your sink while in operation.

Bathtub overflow drain leaks are more difficult to detect. As a part of routine maintenance, check the area whenever you have a plumber in to do work. Also, keep an eye on the adjacent wall, as the water will travel in the path of least resistance through the adjacent wall and onto the floor.

Both of these leaks are the unit owner's responsibility and not the association's responsibility. Any damage would be covered by your personal contents insurance policy, which you are strongly encouraged to carry.



How to Talk to Your Neighbor

Dear HOA: Is there a tactful way to tell your neighbor that something they do is bothering you? I have a lovely neighbor who probably doesn't even know it's bothering me.

From Noisy chimes in #93

Dear Noisy: Here's how I'd handle it. I'd bake a batch of cookies or a pie. As you offer the goodies to your neighbor, say, "I'm sure you're not aware of this, but your _____, is bothering me."
Would you mind doing _____?

If you have cultivated a good neighbor relationship, I'm sure they will accommodate you.

Neighborhood Watch

In September, we would like to hold a Neighborhood Watch Meeting in the Park with a BBQ and activities for children. If you would like to help with this event, then please contact the management company. Without your support, we can't hold the event.

These are the key recommendations from the Police Department:

- ✓ Use a 120 watt bulb in your porch light, keep it on during the hours of darkness
- ✓ Put sliding door tracks on the inside
- ✓ Make sure door hinges/pins are on the inside
- ✓ Use dead bolt locks
- ✓ Keep buildings well marked
- ✓ Use an etcher to etch your CA driver's license # onto objects and photograph "non-etchables" in case they're stolen
- ✓ Report everything! If necessary, insist on a police officer coming out. Get a good description and as much information as possible before calling the police and the management company
- ✓ Calling 911 on your cell phone will only get you to the CA Highway Patrol so program the local PD numbers into your cell phone.
- ✓ Report streetlights that are out to PGE (try to get the number on the pole) at www.pge.com

Annual Meeting

The Nominating Committee will be soliciting candidates to stand for election to the Board. Please contact management for the self nomination form. The elections will be held in November 2007.