



# Mota Ranch Reporter

[www.MotaRanch-HOA.com](http://www.MotaRanch-HOA.com)

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The Mota Ranch Homeowners Association Newsletter

## News & Views

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#### Board of Directors:

Christie Chu                      *President*  
Michele Crawford   *Vice President*  
Tom Spohn                        *Treasurer*  
Thomas Bjerk                     *Secretary*  
John McClendon                *Director*

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The Board took the following action at their meeting held January 28, 2008:

- The Board awarded the gutter cleaning contract to B&K Roofing. The cost is \$2,560. The gutter cleaning will be completed within the next 30 days.
- John McClendon has handed over the treasurer's responsibilities to Tom Spohn. John will remain on the Board as a Director.
- We're proud to be able to launch the Mota Ranch website. Check it out: [www.MotaRanch-HOA.com](http://www.MotaRanch-HOA.com)  
A big thanks to webmaster Jennifer Kearns for volunteering to put the site together!
- The Board announced that the new fine policy and increased inspections has greatly reduced the number of violations within the community. The Board is reviewing case by case all violations and requests for variances. Thank you for helping us keep Mota Ranch a well maintained community! Three violation hearings were held this month for reoccurring violations: lawn care, trash cans, and vehicle storage.
- Danny Epstein, D & H Landscaping, presented the findings to the Board on needed repairs. The 8 irrigation clocks were reviewed. The total for immediate necessary repairs was \$13,384. The Board approved ½ of the work on a priority basis.
- 3 townhome owners and 16 single family owners were approved for collection action. The Board is obligated to secure the debt to the HOA by placing a lien on the property.
- Neighborhood Watch alert: there were three vehicle break-ins early Saturday January 26, 2008. All three were on Azores Circle. A GPS system valued at \$500 was taken. Please take care not to leave valuables in your car, park your vehicles inside the locked garage or in the driveway, and illuminate your driveway during the hours of darkness to discourage theft.
- Trespassing – please call the Sheriff's office if you see anyone riding motorcycles or quads in the common area. This practice is dangerous, illegal and causes erosion and property damage. Parents, please remind your children that use of motorized vehicles in the common areas is prohibited.
- Next Agenda: The Board will be determining what to do with the

Townhomes playground  
and discussing  
installation of a bulletin

## 2008 Goals

### JANUARY

Goal Setting  
File Taxes 1/15

### FEBRUARY

Landscape Enhancement  
Call for Committee Volunteers  
CPA Review due 2/28 to members

### MARCH

Review Investments

### APRIL

Weed Abatement Bids  
Review the need for Security  
Service

### MAY

Plan Garage Sale  
Board Walkthrough

### JUNE

Weed Abatement  
Reserve Funding Update  
Review Investments  
Summer Social

### JULY

Tree Planning  
Engage CPA  
2008-09 Budget  
Management Contract Renewal  
7/08

### AUGUST

Insurance Renewal  
Fiscal Year End  
Call for Candidates

### SEPTEMBER

Recommend Fall Maintenance -  
- caulking  
- fireplace cleaning  
- gutter cleaning  
Townhome Gutter Cleaning

### OCTOBER & NOVEMBER

Annual Meeting

### DECEMBER

Holiday Social



board.

**Please  
place your  
trashcans  
out of sight after  
service.**

## Speed Limit

Did you know what the speed limit  
is inside the Mota Ranch  
community?  
25 miles per hour.



**Please slow down.**

## House Keeping

Just a few reminders to help keep  
our community beautiful:

- The sidewalks in front of the single family homes are the homeowner's responsibility. Please keep the sidewalks and gutters free from debris and landscaping so as not to impede pedestrians.
- Please turn your car stereos down before turning onto Azores Circle. Noise from your vehicle should not be audible outside.

## Construction Update



The Townhomes construction project is on hold pending funding. The underwriter is reviewing the loan request and we anticipate receipt of an offer within the week after which time, you will be asked to vote on this measure. A FAQ's sheet explaining the project will be included with the voting materials.

**Did You  
Know?**



Did you know that the Mota Ranch HOA is run mostly on volunteerism?

We are still looking for Committee members for 2008.

**Landscape Committee** – D&H Landscaping would like a volunteer or volunteer(s) to walk the landscaping monthly.

**Architectural Committee** – We need a committee to review applications for changes to the single family homes and update the paint color schemes.

Please contact Caroline 672-2221 x226  
[Caroline@acihoa.com](mailto:Caroline@acihoa.com), if you are interested in helping out in any capacity or attend the next meeting.

## Board Meeting Schedule

The Board elected Officers as stated on page 1 and set the first quarter meeting schedule. The Board has secured use of the Calvary Temple Church on the border of Bay Point and Concord thanks to Treasurer John McClendon. The Board meetings for 2008 have been tentatively set for the 4<sup>th</sup> Monday of the month as follows:

*Monday,  
February 25<sup>th</sup>  
March 24<sup>th</sup>  
7:00 P.M.*

*4725 Evora Rd*  
**Room #111**