



Mota Ranch Reporter

www.MotaRanch-HOA.com

Vo II. I-08
March 2008

The Mota Ranch Homeowners Association Newsletter

Loan Commitment Delayed

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- The gutter cleaning was completed. If you notice a blockage, please notify management as we have free callbacks for 30 days.
- Due to the current real estate market condition in our area, the loan commitment from Community Association Banc is still forthcoming. The Board directed that management shop the loan to other banks.
- We're proud to be able to launch the Mota Ranch website. Check it out: www.MotaRanch-HOA.com
 A big thanks to webmaster Jennifer Kearns for volunteering to put the site together! Please give us your input?
- A new ploy for thieves is to knock on the front door to test to see if anyone is home. If someone answers, they ask for "Michael" or some other name. Then they ask to use the restroom. The Sheriff has advised that this is a way to "case" the property for things to steal. Please report any suspicious activities or persons to the Sheriff's Dept. immediately and follow-up with management. The landscapers and all other personnel working at the property will be uniformed. Do not feel awkward asking to see their ID. If you see someone who is not uniformed, be suspicious.
- 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.

Board Meeting Schedule

The Board 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 John McClendon. The Board meetings for 2008 have been tentatively set for the 4th Monday of the month as follows:

Monday, March 24th 7:00 P.M.
4725 Evora Rd - Room #111

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

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.

Painting Maintenance

Painting contractors suggest that a good paint job will last five to seven years. Most of the homes within Mota Ranch are approaching the need for painting maintenance. Please take a look at your home. If you can see the wood grain through the paint, then it may be time to



paint. If your home needs painting, then please plan to perform this maintenance during 2008.

Remember you must match the original colors exactly or submit a request to the ARC Committee to make a change.

If you need further info or ARC Forms, then please contact the Management Company, (925) 672-2221, or check the web page at www.motaranch-hoa.com.

Violation letters will be sent to all homes that need to complete this maintenance. Please do your part to maintain the standards of a first class development and keep Mota Ranch a lovely community in which to live.

Spring Landscape Tips



Spring is the time to apply weed and feed or a pre-emergent to your lawn and ground cover beds if you want to control the weed population.

Apply organic fertilizer to your shrubs and ground cover 4 times annually beginning in spring to increase plant vigor.

Spray your fruit trees with dormant oil now to control unwanted pests.

Mow your ivy or hypericum beds to rejuvenate and encourage new lush growth. Finally, cut back your vegetation from the sidewalks and streets so as not to impede pedestrian traffic.

Once maintenance has been completed, it's time to plant - spring color and summer blooming bulbs are on sale now.

Neighborhood

Watch

"Key Points"

These were the key recommendations from the Sheriff's Department presentation:

- ✓ Use a 120 watt bulb in your exterior light fixtures, keep it on during the hours of darkness
- ✓ Put sliding door tracks on the inside
- ✓ Keep landscaping trimmed to window height or less
- ✓ 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 an officer coming out. Get a good description and as much information as possible before calling the police and the management company
- ✓ Preprogram the Sheriff's phone number into your cellular telephone. Calling 911 on your cell phone will only get you to the CA Highway Patrol.

