



Mota Ranch Reporter

www.MotaRanch-HOA.com

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April 2008

The Mota Ranch Homeowners Association Newsletter

Meeting Day Changed – 3rd Tuesday

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News & Views

The Board of Directors took the following actions at their meetings held in February and March:

- The gutter cleaning was completed. If you notice a blockage, please notify management as we have free callbacks for 30 days.
- The Board forwarded 8 accounts to collections for lien. The association currently has a delinquent accounts rate of 9%. The Board voted to try a new collection agent, at no cost to the HOA, for these 8 accounts, as collections efforts by the current company have been unsatisfactory.
- Mota Ranch I currently 86% owner occupied with only about 40 homes that are rentals.
- 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?

- The Board approved completing the irrigation repairs so that the landscape can be irrigated in late March or early April, at the end of the rainy season. The landscape committee will start walking the property in March and reviewing three areas of concern: the entries, and both streets to the Townhomes. These areas are scheduled for improvements. We still need committee members. Contact Caroline 672-2221 x226.
- The Board approved a proposal from Gotham Playgrounds to replace the Townhomes Tot Lot. The cost is \$23,515 from reserves.
- The Board approved a tentative proposal from Southwest Fence to install cattle fencing on the 15 acres adjacent to Mota Ranch Drive southeast of Azores Circle (parcels E and B). The enclosed area would be used to graze livestock, which eliminates annual weed abatement costs.

Board Meeting Schedule

The Board set the second 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 3rd Tuesday of the month as follows:

Tuesday, March 18th - 7:00 P.M.
Tuesday, April 15th - 7:00 P.M.
Tuesday, May 20th - 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?

Azores Circle - 25 MPH
Townhomes - 15 MPH



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.

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.

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.

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.

