



Mota Ranch Reporter

www.MotaRanch-HOA.com

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June 2008

The Mota Ranch Owners Association Newsletter

Construction Loan Approved - Vote "Yes"

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News & Views

The Board of Directors took the following action at their meeting held in May:

- The Board approved a request for an easement from Golden State Water to increase the pipe size. The water company has offered \$6,000 for the easement running from the end of Manuel Court over toward Driftwood Drive.
- The Board reviewed and approved a request form Comcast to purchase an easement to upgrade the wiring for \$3,200.
- The Board reviewed competitive bids for sealing and striping the townhomes streets and parking lots and awarded the contract to Black Diamond Paving. The cost is \$14,432 and will be scheduled after the water company and Comcast complete their construction.
- Tree Care was awarded the contract to remove 10 dead trees throughout the property for \$1,200.
- We are still in need of landscape committee volunteers. If you are interested in the landscaping and would like to participate in the walkthroughs or on the committee, then please contact the manager. Also, thanks to those of you who are reporting problems with the irrigation to management, it really helps. The Board is reviewing a proposal from D&H Landscaping to upgrade the approach to the community along Mota Ranch Drive.
- The weed abatement was completed. If you notice any re-growth, or any missed areas, then please contact management.
- 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, June 17th – 7:00 P.M.
 Tuesday, July 15th – 7:00 P.M.
 4725 Evora Rd - Room #111 (downstairs)

MROA

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Fire Works Ban



Did you know that it is illegal to set off and possess fireworks in Contra Costa County? With the onset of the high fire danger season, the HOA wants to remind all residents that if your actions start a fire, you can be held liable for all costs to fight the fire.

Given the proximity to open space, it is especially important that we obey the county ordinance prohibiting the use of fireworks.

Construction Loan Vote "Yes"

County Bank is offering the Board favorable terms to finance the Townhomes construction project. The voting materials are being finalized now and will be mailed to you on or about June 1, 2008.

Please vote "yes" on this measure so we can move forward with the project. The ballots will be opened at the July 15th Board meeting.

Thank you!

Director John McClendon resigned from the Board upon listing his home for sale. On behalf of the membership, the Board would like to thank John for his time and effort in serving on the Board, serving on the construction committee, and for being a great neighbor! We wish you well. Webmaster Jennifer Kearns was appointed to fill the open position. Welcome Jennifer!

Block Party

The Board is planning the 2nd Annual Summer Block Party Event. The theme this year is fire safety.



Please save the date:
Saturday, June 21st
1-4 PM in the park.

We plan to BBQ, have a bounce house for children of all ages, and plan to invite fire safety officials and the representatives from the Sheriff's Department.

We will need volunteers to coordinate the event and assist with the planning. If you would like to help, please contact
Caroline@acihoa.com
(925) 672-2221 x 226.

Online Banking

You may now register ONLINE and enjoy the convenience of managing your payments and selecting your own withdrawal date for payment of your assessments. You can make one time payments or set up to pay your monthly assessment up to 12 times (12 months).

You will find that HOA Online Pay is a service that provides a quick and easy way to make your HOA assessment payments and keep track of past online payments. We are pleased that we can offer this service to you as a valued First Bank customer. Please visit
WWW.FIRSTBANKHOA.COM

and follow the instructions on the website to register and begin using the new service. To register you will need the account number from your coupon book. If you do not have a coupon book or need further assistance, then please call

Licia at ACI (925) 672-2221 x230.

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.

Please place your trashcans out of sight after service.



Thank you!