

Mota Ranch Reporter

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The Mota Ranch Homeowners Association Newsletter

Happy Holidays!

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Winterize Your Home

As winter sets in, it is time to winterize your homes. Check your weather stripping, have your furnace serviced, install an automatic thermostat, and keep your doors and windows closed to avoid heat loss.

Don't forget to caulk around your windows and doors to prevent leaks. Finally, check your gutters and downspouts to make sure they are clear and free flowing. Gutter backups are the number one cause of roof leaks. Townhomes owners should report gutter backups to management.

The Clean Sweep, chimney cleaning and repair, will offer Mota Ranch residents a special group rate for service. Call Mike Danskin, (925) 828-1881.

"Good luck will rub off, if you shake hands with a sweep."



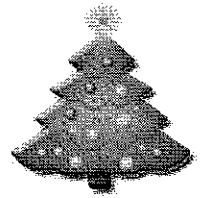
Townhomes Owners: Please do not use your chimneys until you have had a chimney inspection.



Payment Plan Requests

For those of you who are having financial difficulties, the Board of Directors will review and work with homeowners who provide written repayment plans. We would generally accept a payment plan of six equal installments of up to six months.

Holiday Schedule



Christmas Holidays

The management company offices will close for the holidays Friday, December 21, 2007, at noon and will reopen Wednesday, January 2, 2008, at 9 am. Emergency services will be available.

On behalf of the Board of Directors, we wish you a Happy Holiday Season and Joyous New Year.

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.

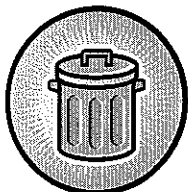
From Noisy chimes in #93

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.



**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.

Discounts

Don't forget to mention that you have a new fire retardant roof when renewing your homeowner's insurance policy. Discounts may be available. In addition, there are many tax credits available for energy efficient upgrades to your home. Check these out with your tax preparer if you have made any improvements to your home.

House Keeping

Just a few reminders to help keep our community beautiful:

- Rodents are attracted to rotting fruit left to decay on the ground, citrus, especially at fence height, pet food left outside, and they can enter your homes through the smallest of openings. Be sure to clean up leaves, fruit and debris promptly, and examine your home for points of entry to prevent unwanted pests.
- 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.
- Finally, the HOA is cracking down on stored dilapidated vehicles. All vehicles must be licensed registered and operable with current registration. If your vehicle does not meet these criteria, then please store the vehicle in the garage or off sight.

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, 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 4th Monday of the month as follows:

*Monday, January 28th
February 25th
March 24th*

*7:00 P.M.
4725 Evora Rd*