



Mountain View Messenger

Volume 6 Issue 1

Summer/Fall 2004

The Official
Newsletter
of the
Mountain View
Improvement
Association

NOTES FROM THE PRESIDENT

ANNUAL MEETING

It's almost time for our annual meeting. The meeting will be held October 14, 2004, 7:00 PM at Maltby Middle School.

Your neighborhood meeting is a once a year commitment. It provides the opportunity for the exchange of ideas, useful community and neighborhood information, and encourages a sense of neighborly awareness for the safety of everyone in our small community. It is also a chance for you to meet and welcome your new neighbors, and reconnect with folks you already know.

To avoid interference with school open houses and start of school events, the

meeting has been moved to October as decided last year.

The Board will soon be preparing the agenda for the meeting. If there is an item you would like discussed, please contact one of the board members listed in the left-hand column by September 30, 2004.

I look forward to seeing each of you as well as the opportunity to meet our new Mountain View neighbors. I sincerely hope you will all attend. After all, it's only once a year!

See you at the meeting - Trish Petrat



**ANNUAL MEETING
MARK YOUR CALENDAR**

**October 14, 2004 - 7:00 PM
Maltby Middle School**

BOARD MEMBER NOMINATIONS WELCOME

According to the bylaws, our Board of Directors should change by one member, each year. Please consider nominating someone or serving on the Board yourself. Without a volunteer, the retiring Board member has the option to remain on the board. Please contact any current board member to make a nomination by September 30, 2004.

ARCHITECTURAL CONTROL COMMITTEE

Thanks to Carter Carpenter for his service on the ACC. The board and your neighbors appreciate the time you contributed over the years. Welcome to Dennis Smith our newest ACC member!

CONSTRUCTION REMINDER

If you're contemplating a home improvement project, great! Please remember to contact a member of the Architectural Control Committee prior to the start of construction as required by the deed restrictions. Remember to allow ample time for appointments and the review of your plans. Remember, the ACC has 30 days to review and respond.

Thank you to those who have contacted the ACC in the past. We do appreciate it.

SOCIAL ACTIVITY COORDINATOR

The Board would like to thank Cristy Kovath for her work as our Social Activity Coordinator. We acknowledge and appreciate the time and effort she put into planning and holding the neighborhood parties.

We are now in need of a new activity coordinator, (or co-coordinators), and welcome anyone who is willing to help. The board is considering a fund for our annual party that would allow for the rental of a tent, tables and chairs. The tent could be placed near the center of the neighborhood for the annual party. This would relieve any single homeowner from hosting the party and hopefully encourage a neighbor or two to sign up to handle this activity.

The new coordinator(s) would also have the option of presenting plans to the board for any other neighborhood activities that they see fit.

A few of our long time Mountain View residents remember several gatherings each year that everyone looked forward to. So, think about it and invite your favorite neighbor and/or friend to do the job with you!

DEED RESTRICTIONS - NEED A COPY?

If you don't have a copy of the Mountain View Deed Restrictions or Association by-laws, contact your Secretary/Treasurer - Sara Thomas. She'll get a copy to you as soon as possible.



NEW NEIGHBORHOOD DIRECTORY

A new neighborhood directory will be published this fall **PRIOR** to the annual meeting.

Be sure to e-mail or telephone Trish Petrat by September 15, 2004 with all information that you would like included and/or changed. You may also choose to omit all or part of your listing from the directory. If the information in our current directory is OK, there is no need to call or write.

Please refer to page one for e-mail and telephone number.

SAVE A STAMP!

Save time! Save trouble! Save a stamp!
Please bring your annual dues of \$30.00 to the meeting.

Make checks payable to "MVIA" - Thank you!

**AROUND THE BLOCK -
WHAT'S HAPPENING WITH YOUR NEIGHBORS?**



WITH DEEPEST SYMPATHY

Our heartfelt sympathy goes out to Marilyn Baal and her family. Marilyn recently lost her husband, Richard. Please keep this family in your thoughts as they work through this difficult time.

WELCOME TO MOUNTAIN VIEW!

Welcome to new family members at the Ford home as well as the Roman home! Congratulations on your new arrivals!

Also, welcome to The Goldons, Harringtons and Montneys! We hope you enjoy your welcome baskets and your new neighborhood!



**CONGRATULATIONS TO OUR BHS
and COLLEGE GRADUATES!**

It must be some kind of record; eight graduates from Mountain View all in the same year! Hats off to, Lauren Dillon, Erin & Rob Heaslip, Adam Love, Matt Perlman, Stephanie Thomas, Kim Wilke and Michael Zahler. Way to go graduates!

Congratulations are also in order for Marissa Smith. Marissa graduated from CMU with a BS degree in psychology and sociology. Congrats and good luck to Marissa as she heads off to graduate school.

KEEP IT SAFE - A REMINDER

As you know, we recently had a rash of theft and vandalism in the neighborhood.

Please remember to keep your windows and doors locked at night and when you are not at home. If you are working in the back yard, close the garage door.

Why make it easy for someone to case your garage and possessions?

This type of crime has been on the increase in our area.

Don't be an easy target!



**MOUNTAIN VIEW IMPROVEMENT ASSOCIATION
FINANCIAL SUMMARY**

Transferred \$3,000.00 in March 2004 to a 6-month CD earning a whopping 1% interest. Sorry - but short term CDs aren't earning very much. Better than no interest! A complete financial statement will be available at our annual meeting in October.

Sara Thomas
Secretary/Treasurer



FALL MAINTENANCE & CURB APPEAL

So, you think our neighborhood isn't at the top of the real estate market with regard to dollar value for Brighton? You're right. The truth of the matter is that we're at the top of the real estate market when it comes to appeal and desirability. Why? Our homes aren't 5000 square feet, but they aren't 1000 square feet either. They're somewhere in that nice affordable, but not too small range. Our lots aren't 5 acres, but they aren't 65' X 130' either. We don't have any fences; we have wide-open spaces, mature trees and plenty of room between each home to allow for privacy. All of these assets make our neighborhood very appealing and affordable to a wide range of buyers. We have lots of curb appeal. Before potential buyers even set foot in your home, they like what they see. In addition, the price is right.

Let's work to keep it that way. Take a walk around your home. Look at it with a critical eye the way a potential buyer might. Does your trim need painting? Do you have plants sprouting in your gutters? YIKES! How are the bushes? Do they need a trim? How about weeding? How's the lawn doing? What about that pile of...whatever that stuff is out back? Get rid of it! Even cleaning-up goes a long way toward improving the appearance of your home and it doesn't cost a thing.

In recent months a few homes in the neighborhood have

undergone improvements. These improvements prevent the deterioration of our neighborhood and improve the bottom line for all of us when it's time to sell. In the same way, when a home falls into disrepair, it hurts the bottom line for all of us.

Major improvements like roofs and windows aren't always necessary. However, a gallon of paint and a little elbow grease can go a long way toward improving your home's curb appeal and value. To that end, here is a list of fall maintenance tips to get you started. There will still be a few nice days ahead to get out in the yard and work around the house. Show a little pride in ownership. Go for it!

- Clean downspouts and gutters
- Cover air-conditioning unit
- Check roof and attic for leaks
- Rake leaves and Re-seed lawn if needed
- Clean out shrubbery and flowerbeds
- Paint trim and doors
- Clean and check furnace



BOAT &

STORAGE

TRAILER

If your boat, trailer, camper, etc., isn't in your garage, you are in violation of the deed restrictions and need to move it to off-site storage or into your garage.

For clarification of this restriction, please see Page 3 - Paragraph 11 of the Mountain View Deed Restrictions.

GARBAGE CAN REMINDER

A few homes in the neighborhood have their garbage cans stored so they are visible from the street. Per the deed restrictions, garbage cans are to be stored out of site until pick-up day. Thanks for taking care of this.

Please see Page 4 - Paragraph 15 of the Mountain View Deed Restrictions for clarification.



MOUNTAIN VIEW IMPROVEMENT ASSOCIATION ANNUAL MEETING NOTICE

Here's everything you need to know to attend your annual membership meeting:

- Who: Every lot owner-We **MUST** have a minimum of 23 separate owners to conduct business.
- What: Mountain View Improvement Association Annual Meeting
- When: Thursday, October 14, 2004 at 7:00 p.m.
- Where: Maltby Middle School - 4740 Bauer Road - Brighton, MI 48116
- Why: Your vote is important. Without your participation we cannot conduct business

If you think your presence isn't necessary or important, think again. We cannot conduct business without the majority of lot owners present. Each lot is entitled to one vote. i.e., a husband and wife attending the meeting, may cast only one vote between them.

Here are a few of the issues we will discuss and/or vote on:

- Certificate of Deposit renewal
- Annual MVIA Party Fund
- Dues payment for 2004-05 of \$30.00
- New Neighborhood Directory
- Treasurer's Report

Please contact any board member to add discussion items to the agenda by or to make a Board nomination by 9/30/2004.

This is a once a year event folks. Please mark your calendar now and make an effort to show support for the efforts of your association by attending the meeting. Questions or comments? Please call: Don Merckling, Trish Petrat, or Sara Thomas.

ANNUAL MEETING NOTICE - MARK YOUR CALENDAR

October 14, 2004 at 7:00 PM - Maltby Middle School

**PLEASE NOTE: THIS IS A NEW DATE AS DECIDED AT
LAST YEAR'S MEETING!**
