



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Carrying Charges Due	2	3	4
5	6	7	8	9	10 Pre-BOD Mtg	11
12	13 Monthly Meeting	14  Flag Day	15	16	17	18
19 	20 Activities Mtg. 7 PM	21 House & Grounds Mtg. 7 PM Attorney Referrals	22	23	24	25
26	27	28 Monthly Extermination	29	30		

**LOMA VISTA WEST TOWNHOUSE**



**NEWSLETTER**

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**JUNE 13, 2022  
OPEN MEETING**

**LOMA VISTA STAFF:**

- ★ **Gina—Manager**
- ★ **Jacqeyva—Assistant Maintenance**
- ★ **Preston—Supervisor**
- ★ **Tony—Maintenance Assistant**
- ★ **Roy—Maintenance**
- ★ **Barry—Grounds**

**BOARD MEMBERS:**

- ★ **Fannie Nelson—President**
- ★ **Marva Brannock—1st VP**
- ★ **Susan Boles—2nd VP**
- ★ **Mary Hoss—Secretary**
- ★ **Jim Whitaker—Treasurer**

**IMPORTANT PHONE NUMBERS**

LOMA VISTA OFFICE:  
 816 763-2610  
SECURITY DISPATCH:  
 816 436-0401

AFTER-HOUR MAINTENANCE EMERGENCY:  
 816 399-0606

Loma Vista West Townhouses, Inc.  
56th Annual Membership Meeting  
May 15, 2022

## NEWSLETTER MINUTES

**Board members present:** Fannie Nelson, president; Marva Brannock, first vice president; Jim Whitaker, treasurer; Mary Hoss, secretary; and Susan Boles, second vice president

**Staff present:** Gina Zukel, property manager; Jacqeyva Jones, assistant manager; Preston Gustin, maintenance supervisor; and Roy Blackburn, maintenance technician

**Also attending:** Betsy Kilker with Tailor Made Property Service, Inc., and Brad Constance, cooperative attorney

Members convened for the annual meeting at 2 p.m.

### Call to order

At 2:15 p.m., Fannie Nelson, president, announced that a quorum had been met and called the meeting to order.

### Roll call

Roll was called and ballots were distributed to members who had registered to vote.

### Official notice

Fannie referred to the May 2, 2022, official notice of the Annual Membership Meeting to all members and posted in the office as proof of notice of the annual meeting.

### Minutes of 2021

The minutes of the May 16, 2021, annual meeting were approved as read aloud by Mary Hoss.

### Reports

Betsy gave reports for the office, maintenance and the managing agent.

The vote on the ballot to spend money to repair the fences does not include the gates. If approved, the work will be completed by a contractor.

The board has two bids to get the pool opened this year. The bids include the cleaning and painting of the pool, pressure testing equipment and opening. The bids are for \$17,500 and \$19,000.

During the next fiscal year, \$15,000 in concrete repairs and \$16,000 in tree work will be completed.

# IMPORTANT DATES

SOS Pest Control will be on the property for monthly exterminations on the following dates:

- June 28
- July 26
- August 23



The schedule for the board meetings for the upcoming months:

- June 13—7:00 p.m.
- July 11—7:00 p.m.
- August 8—7:00 p.m.

## UNITS FOR SALE

There are no units on the market at this time.

We are actively rehabbing 4 units for new members.

All units have approved application.



# NOTICE:

Office and Maintenance hours at Loma Vista West:

Monday through Friday

8:00 a.m. to 4:30 p.m.

\*\*If you have a maintenance emergency outside of office hours, please use the maintenance emergency line.



- |            |           |
|------------|-----------|
| BEST       | LOVE      |
| BREAKFAST  | PAPA      |
| CARD       | PATRIARCH |
| COURAGEOUS | POPS      |
| DAD        | PROUD     |
| DAUGHTER   | SON       |
| FAMILY     | STRONG    |
| FATHER     | SUNDAY    |
| FISHING    | TEACHER   |
| FRIEND     | THIRD     |
| GIFT       | VALUES    |
| GOLF       |           |
| JUNE       |           |

Copies of a pie chart illustrating total expenses as of March 31, 2022, were made available to all members at the meeting. Total expenses were \$2,315,422.

**Discussion**

Members discussed the questions on the ballot: whether to allocate funding to purchase security cameras and to repair member fences.

Rebecca Nichols made a motion from the floor that fence and security camera questions be tabled. Tisha Mauk seconded the motion.

The members voted by acclamation to table the fence and security camera expenditure questions on the ballot. Members will cast ballots for the board position only.

At 4 p.m., the discussion ended and Fannie turned to meeting over to Marva.

**Election inspectors**

Marva recognized Marva Jefferson as chairperson for the election. The election inspectors were Marcella Bates, Shirley Price, Tisha Mauk, Brenda Moore, Martha Stevens and Charlotte Talley.

**Introduction of candidates**

Marva announced that there was one three-year position open on the board. Two candidates have filed: Mohamad Ainieh Fannie Nelson.

**Nominations from the floor**

Marva asked for nominations from the floor. There were none. A motion was made and carried to close the nominations.

**Candidates speak**

Mohamad Ainieh and Fannie Nelson addressed the members.

**Voting**

Members cast ballots.  
Brad and the election inspectors left to count ballots.

**Door prize drawings**

Door prize drawings were held. Glayda O'Neal won first prize of a television set; Michaelle Tellis won second prize, \$100; and Barbara Riggs, third prize, \$50.  
A door prize drawing was held for those members who have attended open sessions throughout the year. Saudah Griffith won free carrying charges for a month.

#### Election results

Brad and the election inspectors returned at 4:40 p.m. with the results: Fannie received 52 votes and Mohamad, 39. Fannie will continue to serve on the board.

#### Annual dinner

Fannie reminded members there is no annual dinner this year due to COVID-19 restrictions. Fannie thanked the annual meeting committee and members for attending.

#### Adjournment

The annual meeting was adjourned at 4:50 p.m.

## CONGRATULATIONS FANNIE NELSON FOR BEING ELECTED TO THE BOARD OF DIRECTORS



## COMMITTEE MEETINGS

The BOD will be holding an Activities Committee meeting on June 20<sup>th</sup> at 7:00 pm and House and Grounds Committee meeting on June 21<sup>st</sup> at 7:00 pm.

The roles of the Activities Committee will be to oversee recreational and social activities.

The House & Grounds Committee provides written ideas related to common areas and grounds improvements for consideration.

We hope to see you there!!!

## NEWS AND NOTES FOR MEMBERS

### Thinking of Dad

Celebrating Dads everywhere on Fathers Day. Third Sunday of June, is a holiday that got its start in the U.S. back in the 1900s. Today, about 160 countries across the globe have a day set aside to honor our dads.

### Get To Know Your Neighbor

The closeness of cooperative living should make it easy to get to know our neighbors. However, the reality is often a bit different. With long work days, conflicting schedules and even hesitation to make the first move. It's easy with one little word..."HI!" Find an interest when talking, and spend sometime getting to know each other.

### Spruce Up Your Space

Switch things up by rearranging the furniture. Light it up with a new floor or table lamp. Use flameless candles in dark corner. Add some color to your rooms. Some colors can even change your mood. Bring your interest into your surroundings. Bring in some color. Remember the pictures on your Smartphone, print a few for the memories, add to simple, bargain frames throughout the space.

### Summer Time

With the good weather coming and the end of school we begin the outdoor playing and relaxation. Whether your neighbor is a working from home or a retired person who has been cooped up all winter, or a parent whose children need room to play, getting outside is good for all. Being outside has been proven to be good for all our health. Just remember to be courteous of your neighbors who have to be inside, and possibly have the windows open for a bit of fresh air for themselves.

### June is National Iced Tea Month

Sweet iced tea has been called "the house wine of the South", but most in the East, West and North enjoy unsweetened tea. It is a cinch to make and is inexpensive to serve to a crowd.

Basic Iced Tea Recipe: make a tea base by steeping two family sized or 4-6 standard bags of your favorite tea in 2 cups of freshly-boiled water for ten minutes. Remove the tea bags, try not to squeeze them, it could add bitterness to the finished product. While the base is still hot, stir in any desired sweetness until it is dissolved. Pour this into a 2-quart pitcher, and add cold water until it reaches your desired strength. Wait for it to cool before refrigerating, since warm tea can become cloudy if refrigerated too soon.

**ITS BEEN RAINING BUT HOT WEATHER IS COMING**

**Water Usage  
(per the Rules & Regulations)**

1. Watering schedule for lawns and gardens inside and outside patios:
  - A) Odd-number Units
    - i. Saturday, Monday, & Wednesday only
    - ii. 1 (one) hour per day between 6 AM to 10AM or 6 PM to 10 PM
  - B) Even-numbered Units
    - i. Sunday, Tuesday, & Thursday only
    - ii. 1 (one) hour per day between 6 AM to 10 AM or 6 PM to 10 PM
  
2. Washing Vehicles on Loma Vista property is strictly prohibited.



**YARD OF THE SEASON**

**ELIGIBILITY:** ALL MEMBERS ARE ELIGIBLE TO PARTICIPATE

**CONTEST PERIOD:** MAY 2022-SEPTEMBER 2022

**ENTRY:** NO NEED TO ENTER THE CONTEST. ALL YARDS WILL BE JUDGED THROUGHOUT THE PROPERTY

**PRIZES:** FIRST, SECOND and THIRD PLACE (cash prize), PHOTO IN MONTHLY NEWSLETTER, CERTIFICATE

**TASK:** GET GARDENING!!! GET GARDENING!!! GET GARDENING!!!

We will recognize our members who demonstrate efforts in maintaining their yards. May thru September 2022 and special recognition for the holiday season (more information to follow for the holiday contest)

Yards will be chosen based on beauty and curb appeal. Members of the Board of Directors will do the judging. Judging will be on the front and sides of the units. A first, second, and third-place prize will be awarded.

The winning yards will be recognized with a photo in the Newsletters following the month of the award. First place will receive \$50, the second place will receive \$25, and the third place will receive \$15.

**Contest guidelines**

- ✓ Upkeep can only be reflected by the member, not a professional landscaper or groundskeeper
- ✓ A member cannot receive the award for two consecutive years (i.e., if a winner in 2021 can't win in 2022)
- ✓ A yard sign will be displayed for the monthly winner as awarded
- ✓ Board members are not eligible to participate

**JUDGING CRITERIA**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>- Tidiness</li> <li>- Flowers deadheaded</li> <li>- Overall appearance</li> <li>- Front and side yards will be judged</li> <li>- Neatness and evidence of pruned, trimmed, and shaped shrubs, beds, borders, and is appealing</li> <li>- Artificial plastic or silk flowers will be disqualified.</li> </ul> | <ul style="list-style-type: none"> <li>- Walkways and drives free of trash and yard equipment</li> <li>- Aesthetics or special touches will be given extra consideration such as:               <ul style="list-style-type: none"> <li>Figurines</li> <li>Sculptures</li> <li>Benches</li> <li>Door Wreaths</li> <li>Garden scenes or themes</li> </ul> </li> </ul> |
|---|---|

The Board of Directors invites all members to participate in making the property beautiful. We encourage members to take pride in their yards. We look forward to recognizing and thanking those who do a superior job in maintaining their yards and making an effort to enhance the overall appearance of the Loma Vista Community.

Thank you in advance,  
Board of Directors



## OFFICE NOTES

### ★ **Swimming Pool**

- ★ We are working on the opening of the pool. We have not made the standard Memorial Day opening, but we are looking to have it opened no later than the end of June.
- ★ We are looking for four pool attendants to cover the 56 hours that the pool will be opened (noon-8pm). They must be 18 years old or older and able to work 14 or more hours a week. Contact Gina at the office.
- ★ Members need to review Section S—Pool with all household members and guest prior to using the pool.
- ★ Annual forms will need to be completed:
  - ★ Parent-Adult/Child Pool Waiver
  - ★ Parent Waiver for 14-17 year of age
- ★ **Annual Updates**—please complete these forms and return to the office as soon as you receive them. Don't put them off to the side to complete at a later time, they seem to get forgotten and second notices are having to be sent.
- ★ **AC Concerns**—To prevent the possibility of additional damage to your air conditioning system, please turn the unit off as soon as you notice that it is not cooling properly. Then, contact the Office to submit a Maintenance Request. If the unit is "frozen" it cannot be repaired until it thaws out.
- ★ **Dumpsters**—please remember to close the dumpster lids after placing the trash inside. This will help to keep wildlife out of the trash.



## MAINTENANCE NOTES

### ★ **Garbage Disposal Dos and Don'ts**

- ★ Don't use it for high-volume waste. All things in moderation," "Your disposal and pipes can handle a few scraps, but a lot of people say, 'Oh, I have a bowl of leftovers that's been in the fridge a while, I'll just put it down the disposal' and that's too much."
  - ★ Don't add anything starchy. This might come as a surprise, but pasta, rice, potato peels, even mashed potatoes, should not go down the disposal, unless it's just a small amount from rinsing your already-scraped plate .
  - ★ Don't add anything stringy or hard things. Disposals aren't made of actual blades, so they're not going to be able to handle hard things like bones and corn cobs. And stringy things, like celery and rhubarb, will just clog things up.
  - ★ Do keep it clean. Your garbage disposal is bound to get a coating of gunk from time to time. And that gunk can interfere with how well the disposal does its job at grinding. It also can make it smelly. The best way to clean the disposal is to run it with a cup of ice cubes and some dish soap.
  - ★ Do keep granular bits out of it. Avoid seeds, coffee grounds, eggshells, popcorn kernels, and, of course, bits of glass or plastic.
- ★ **Mastering Mildew:** Mildew can quickly become a serious problem. Mildew is more likely to appear and spread during warm, humid weather.
- ★ Keep your bathroom fan running when you shower or bath, to minimize on humidity. Keep exhaust fan running for 10 minutes after your done.
  - ★ Consider running a dehumidifier during the muggiest summer months
  - ★ Don't leave damp rags, towels or washcloths lying in one place
  - ★ Keep the air cool by using your AC (your AC is like a dehumidifier)