

MARCH 2023



NEWSLETTER

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MARCH 13, 2023 BOARD MEETING

SUN	MON	TUE	WED	THU	FRI	SAT
			1 Carrying Charges Due	2	3	4
5	6	7 Pre-BOD Mtg House & Grounds Mtg 7 PM	8	9	10	11
12 DAYLIGHT SAVING TIME BEGINS	13 Monthly Board Meeting	14	15	16	17 Happy St. Patrick's Day!	18
19	20 The First Day of Spring	21 Attorney Referrals	22 	23	24	25
26	27	28 Monthly Extermination	29	30	31	

LOMA VISTA STAFF:

- ★ Sparkle—Office Manager
- ★ Jacqeyva—Assistant Office Mgr.
- Maintenance
- ★ Chuck —Maintenance Supervisor
- ★ Tony— Asst. Maint. Supervisor
- ★ Thomas —Maintenance
- ★ Tyler—Maintenance
- ★ Charles—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

NEWSLETTER MINUTES

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

Staff present: Sparkle Mathews, on-site manager

Staff absent: Chuck Jackson, maintenance supervisor

Also attending: Betsy Kilker, regional manager with Tailor Made Property Services, Inc.

The board convened at 5 p.m. and reviewed the minutes from the pre-board meeting of February 10.

Open Session

Members signed in for the open session. Fannie welcomed them and called the meeting to order at 7:05 p.m.

Minutes

The board approved the minutes of the January board meeting.

Activities account

Fannie reported a balance in the account of \$1,859.88.

On-site report

Sparkle presented the office updates.

For the month of January, there were 47 notices of pay and 26 statements of balance due. Three move-ins are scheduled. Seven memberships are available. Three intents to vacate have been filed.

Pest control is scheduled for 8853 to 8885 Eastern Avenue and 7400 to 7506 Loma Vista Drive on February 28.

Letters about violations have been sent for vehicles, peaceable possession and other issues.

Maintenance update

Betsy reviewed the maintenance report for January.

There were 83 prior service requests and 119 new requests. Completed were 192 service requests and 10 are not yet done.

Ten units are in various stages of rehabbing.

House and Grounds Committee

Shawn Hayes announced his resignation as chair.

Member comments

Fannie opened the floor to member comments.

Door prize

Carolyn Alverson won the door prize drawing, a \$25 gift card.

The open session ended at 7:30 p.m. and the meeting was adjourned.

IMPORTANT DATES

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

- March 28
- April 25
- May 23



The schedule for the board meetings for the upcoming months:

- March 13, 2023
- April 10 2023
- May 21—Annual Meeting

UNITS FOR SALE

There are no units on the market at this time.

We are actively rehabbing 8 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.**

Kids Page

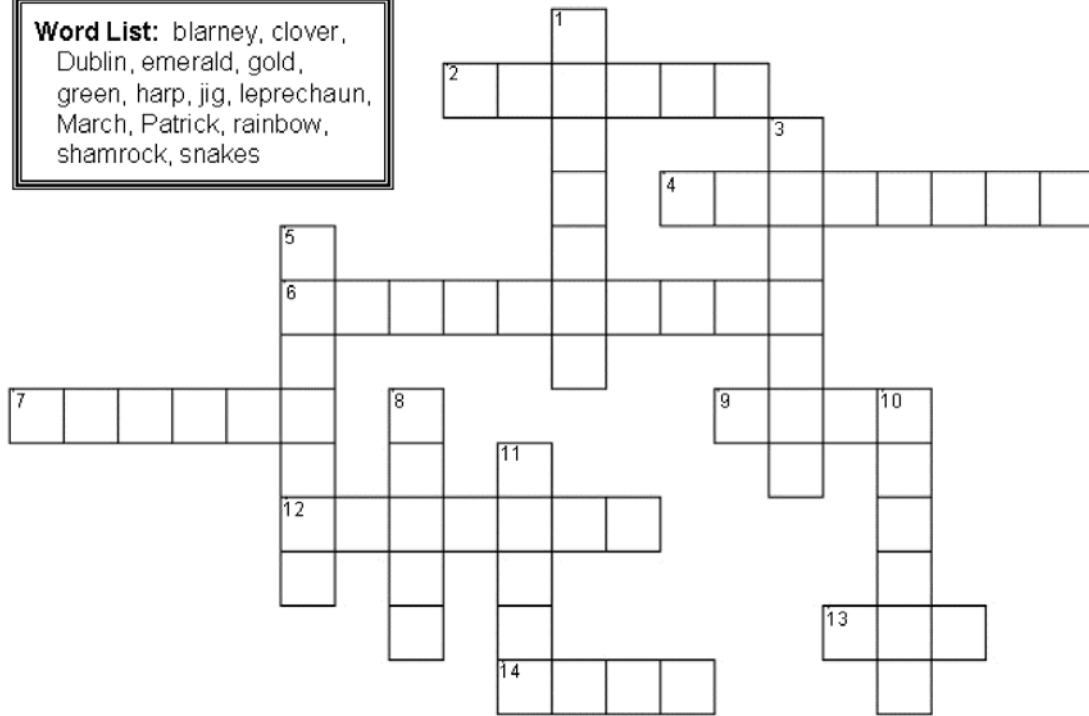


A POT OF GOLD!



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Word List: blarney, clover, Dublin, emerald, gold, green, harp, jig, leprechaun, March, Patrick, rainbow, shamrock, snakes



Across

- 2. Fable claims Saint Patrick drove these out of Ireland.
- 4. Three leafed clover and symbol of Ireland.
- 6. The Gaelic translation for this word is shoemaker.
- 7. Four leafed versions of these are considered lucky.
- 9. Contents of a leprechaun's pot.
- 12. A colour of green and also a gemstone.
- 13. Irish dance
- 14. Traditional Irish musical instrument.

Down

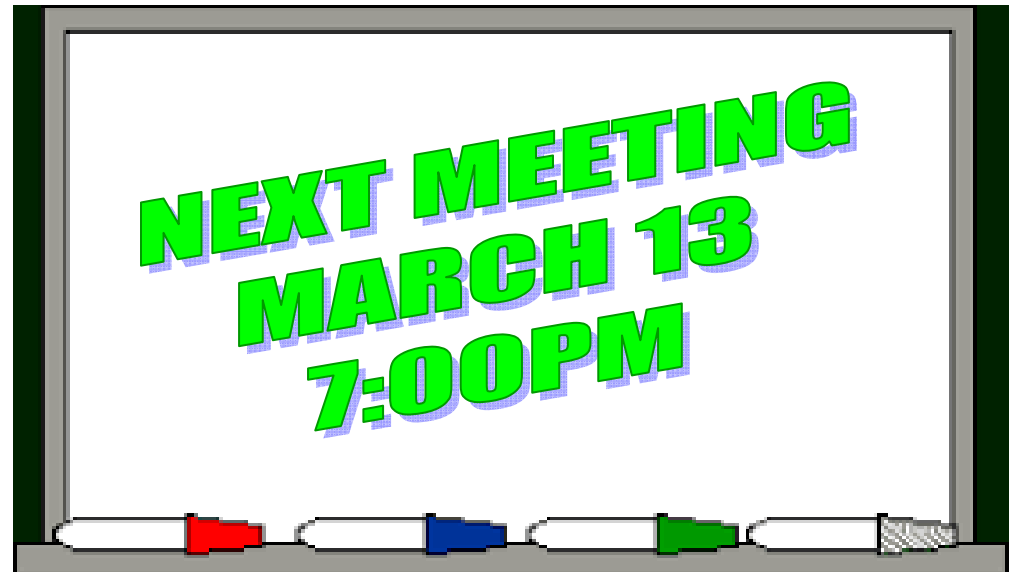
- 1. Patron saint of Ireland.
- 3. Colorful arch in the sky.
- 5. People kiss this stone for luck.
- 8. Saint Patrick's Day colour.
- 10. Capital city of Ireland.
- 11. Saint Patrick's Day month.

Please Print Name and Address Clearly

MEETING SIGN-IN SHEET

Month	January 2023	Meeting Date:	2/13/2023
BOD Members	Fannie N., Marva B., Susan B., Mary H. & James W.	Place/Room:	Clubhouse

Members Name	Members Address
Nita Hayes	7730 Loma Vista Dr.
Carolyn K. Anderson	7611 E. 90th St. ! Winner!
Shawn Hayes	7602 E 90th St
Shari King	7603 E 90th St.



COMMITTEE MINUTES

Loma Vista West Townhouses Inc
House & Grounds Committee Meeting
February 7, 2023 7:00 p.m.

Quorum was not met. The meeting was cancelled.

The next House and Grounds Committee Meeting is scheduled for March 7, 2023 at 7:00 p.m.

Respectfully submitted,
Charlotte Talley
House and Grounds Committee Secretary



VOLUNTEERS NEEDED

Loma Vista is working hard to make the property a communities and need your help. If you have time come join the House and grounds committee. They meet on the second Tuesday each month.

But if your forte is in “Activities” the BOD would like to get this committee active again. Let the office know and we will forward your information to the BOD.



NEWS AND NOTES FOR MEMBERS

Houseplants 101: Your home can feel brighter and full of life with houseplants. When tending to the plants, most people see mental health perks. It's no wonder that indoor gardening is growing in popularity. So if you are new to houseplant gardening, this guide might help your plants thrive.

All plants need sunlight to survive. So remember this when choosing your plant and location in your home. Properly draining pots are essential for your plant care. If your desired pot doesn't have a drain hole, some will drill one in the bottom of the pot and use a plastic tray to contain the water.

The most common mistake is watering too much or too often. Before watering, always check the soil with your finger. If the top inch is dry, water the plant slowly and evenly. Some tropical plants will also need regular misting to keep their leaves lush. Trim away brown or yellow leaves to keep your plant's energy focused on new growth. If a plant looks overgrown, you can cut back some sections and use them for sprouting new roots and making more plants.

Peanut Butter for Energy—Mix 2/3 c peanut butter, 1/2 c chocolate chips, 1 c old fashion oats, 1/2 c ground flax seeds, 2 T honey. Mix well. Place in refrigerator for 15-30 minutes so its easier to roll. Roll into 12 bite size balls. They can be kept in refrigerator for about 1 week.

Load Up on Lemons - They can do so much. They make a pretty garnish and can flavor a lot of foods. But they do have other uses. They have natural antibacterial, deodorizing, and bleaching properties.

When life gives you lemons, put them to work for you around your home. When cutting apples, pears, and even avocados, spray them with lemon juice to slow down the process of turning brown.

Rub a lemon cut in half on your wooden cutting boards to disinfect and deodorize. Allow it to air dry, then wipe it with a clean, damp cloth. Clean your microwave by adding 1/4 cup of lemon juice to 2 cups of water in a microwaveable glass bowl. Place the juice mixture in the microwave and microwave on high for about five minutes. Wait another five minutes, remove the bowl, be careful it will be hot and wipe the inside clean.

The Lazy Susan - this spinning base platter may seem old school, but it is a simple and intelligent organizing tool. There are a variety of styles and sizes available. They can be used on your table for organizing condiments like salt, pepper, sugar, and napkin holder. Organize canned goods or spices. Use one in the fridge to hold your bottles and jars. A Lazy Susan can hold your cotton balls, lotions, shaving cream, and hand soap in the bathroom on the counter. Place one under the sink for cleaning supplies or extra toiletries. For the kids or crafters, they can make great organizers for markers, crayons, paints, and other craft supplies.

Updated Rules & Regulations

The Board of Directors has been working hard to update the Rules and Regulation book for the property. As of March 1, 2023, their hard work has been completed.

All members will be responsible for reviewing the new book and becoming familiar with the changes. The office will be available for any questions that you might have. You can also come to the monthly meetings and ask the BOD any of your questions or concerns directly.

We will work through sections of the property so members can come to the office and sign for their book. It must be the member of record that signs. We are doing this, so the office is not overwhelmed. If you cannot make it to the office during your requested time, call the office to make other arrangements.

Below is the chart to help you determine your
Carrying Charge for 2023/2024

Alamo 2 bedroom	\$666.00
Alamo 2 bedroom - walk out	\$672.00
Bolero 2 bedroom	\$653.00
Bolero 2 bedroom - walk out	\$659.00
Catalina 3 bedroom	\$691.00
Catalina 3 bedroom - walk out	\$697.00
Durango 3 bedroom	\$722.00

If you are set up on auto pay through the portal or office,

Please adjust the amount to the new rate starting with your

April 1, 2023 payment.

** If you are on a financial agreement, you will need to increase your payment to adjust for the \$40.00 increase this fiscal year.*



Sunday, May 21, 2023, at 2:00 pm

All in attendance will be eligible for a door prize

All that have attended a monthly meeting will be in a drawing for one-month free carrying charge.

This meeting is to elect positions that are open on the board of directors. This year there are two positions. Each of them are for a 3-year term.

If you are interested in running for one of the positions and would like your resume printed in the upcoming newsletters, please submit them to the office by the 15th of the month to have them in the next issue.

OFFICE & MAINTENANCE NOTES

With Spring approaching, remember that this is the mid-west, and we could have another snowfall. So as you are planning your gardens, remember the rules and regulations. Any plants you are considering planting that is edible should be planted in your patio area. This does go for herbs. These can take over the common lawn area.

Review your regulations on when you can water both the grass and garden areas. This time of year is an excellent time to throw grass seed if you have some areas looking a bit thin.

We want to notify the membership that the pool will not open this season due to the cost of replacing the pump and repairing the swimming pool.

Remember, when maintenance is in your home for a service request, they are there to complete the one called in. If you have another request, it is best to call it in. This is for documentation of both the work and their time.

Parking is still an issue—remember only two vehicles are allowed on property per unit. This includes your guest vehicles and your own.

We are working with a contractor to seal coating and painting lines and numbers throughout the property. Watch for flyers for the need to move vehicles.

What is in your Newsletters?

What are Flyers?

Do we need to read them?

The newsletter allows members to see what is happening. It helps communication between the BOD, the cooperative, the office, and the members. If members cannot attend the monthly meeting, the minutes allow you to read to see what was discussed. If the BOD changes a rule or regulation, it will be updated to the membership through the newsletter.

The flyers that are posted to units allow for a reminder of something important. We use flyers to let memberships know of possible tree work or parking lot work getting ready to be done. We use these if we are aware of an emergency water shut-off.

MEET THE LOMA VISTA WEST STAFF

Maintenance Staff



Chuck

Maintenance Supervisor



Tony

Assistant Maint. Supervisor



Thomas

Maintenance Tech



Tyler

Maintenance Tech



Charles

Grounds

Office Staff



Sparkle

Office Manager



Jacqeyva

Assist. Office Mgr.