

The Mentonian



Spring 2014

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**The Homeowners
Association (HOA)
Board has 3 new
members. The board
is made up of
community members
who volunteer their
time to make Mentone
a great place to live**

Irv Lampert,
President

Kim Stricklan,
Vice President

Paul Chandler,
Secretary

Michael Johnston,
Treasurer

Mary Opel,
Director

The ARC-Why and When is an Architectural Review Request Needed?

Spring is here and we're excited to start those outdoor projects. But did you know that the Mentone Covenants, Conditions, and Restrictions require Architectural Review Committee (ARC) approval for **ANY** changes to your property? In the past, there has been some confusion as to what needs ARC approval. The answer is in Article VII, which states "Except for purposes of proper maintenance and repairs where exterior colors (including roofing) are not changed....no construction of any building, fence, wall, mailbox, or other improvement or structure shall be commenced, erected, placed, moved, or maintained upon any lot or any portion of property conveyed....nor shall any addition to or change or alteration to the exterior or the color thereof be made until sufficient plans and specifications, including landscaping plans and color schedules, shall have been submitted to the ARC..."

Sounds like a mouthful of legalize, but what does it really mean? In short, anything you want to do that will alter or change the appearance of your property must go through ARC approval, prior to starting the project. The ARC's purpose is not to be a deterrent, but to ensure changes are consistent with the general appearance of the subdivision. *(continued on page 2)*



Maintenance Matters



Proper maintenance of Heating, Ventilation, and Air Conditioning (HVAC) units lengthens the life of the unit, maximizes efficiency, and lowers energy costs. HVAC contractors get busy once summer comes, so spring is a good time for a pre-season annual check-up. Do-it-yourself items to keep units running include regular filter changes, making sure the condenser is free from vines/plants, and making sure the condensate drains are clear.

Spring is also a great time to clean roofs and gutters of dead leaves. Clogged gutters result in water free flowing off the roof during heavy rains, which can erode the sandy soils around house foundations.

Finally, it's a good time to check sprinkler systems; check timers to ensure efficient watering, and sprinkler heads for leaks. Also, make sure you know where the sprinkler solenoid valve box is. A bad solenoid can prevent a valve from opening or prevent it from closing, which means the water keeps flowing even after the timer signals it to close. Don't wait to get a huge water bill to realize you have a leaking system!

The ARC

(continued from page 1)

There has been long running hearsay about exceptions to the ARC requirement, which can happen when board members change or residents join or leave Mentone. But it is very important to know **there are no exceptions!** So, what does it all mean? Let's take the following quiz to see when ARC approval is needed.

1. I want to plant citrus trees in my fenced in backyard. Do I need ARC approval? YES – a new tree is a change/improvement. But, pruning trees as part of proper maintenance does not require ARC approval.
2. I want to paint my house the same color. Do I need ARC approval? NO – the color is not changed and painting is proper maintenance.
3. I want to build a climbing wall in my backyard, not visible from the street. Do I need ARC approval? YES – this is construction of a structure.
4. I want to build a swing set in my backyard. Do I need ARC approval? YES – this is construction of a structure.
5. I want to build a disco dance floor. No one will see it. Do I need ARC approval? YES – it is a structure, just make sure to invite the neighbors to the party!

That's the Why and When, but how do I submit an ARC request? Simply go to the Mentone Community website, download the forms, and complete them and submit to Kelly Burch at kburch@gainesvilleGAM.com or any board member. You can also contact Kelly for forms. The ARC meets the third Thursday of every month at the pool pavilion at 6:15pm and residents are welcomed to attend.

Pool News

The pool is open!!! As we enjoy the sun, please be a considerate pool user.

The pool is for Mentone residents & their guests only. There's also no food, drink, smoking or rough housing allowed in the pool or on deck.

No diapers are allowed in the pool (i.e. young ones must be potty trained), and it goes without saying – use the bathroom, not the pool!

Just let common sense and courtesy for all pool users be your guide and have a great time!

Have you seen the new pool chairs? The board purchased 30 new loungers to replace the old, worn ones. Check them out at the pool!

Stay in the Loop!

Join the Mentone email group to get the electronic version of quarterly newsletters & hear about upcoming events. To join, contact Kelly Burch (Guardian Association Management) at kburch@gainesvilleGAM.com

OR

Join the Mentone Community Facebook Group

OR

Attend the monthly Homeowners Association board meetings, the 3rd Thursday of every month, 6:30pm at the pool pavilion.



What's Cooking?

Alaska Avalanche Pizza

- Cornmeal
- ½ to 1 cup Sweet Baby Ray's BBQ sauce
- 8 ounces thinly sliced cooked chicken breast
- Cajun seasoning
- 4 slices of cooked bacon – coarsely chopped
- ¼ to ½ THINLY sliced red onion
- ½ tablespoon fresh chopped parsley
- Pepperoni slices
- ½ cup shredded mozzarella cheese
- 1/3 cup shredded provolone cheese
- 1/3 cup shredded cheddar cheese

Start with your favorite pizza dough.

Preheat oven to 450F. Sprinkle cornmeal on surface and roll out or hand spread pizza dough. Brush BBQ sauce over dough, add toppings in this order: mozzarella and provolone cheeses, chicken, Cajun seasoning, bacon, pepperoni, onion, cheddar cheese, and parsley.

Bake at 450F 12-17 minutes, or until crust is done and toppings are melted and bubbling.

Upcoming Events

April 5

Mentone Garage Sale

April 17 & May 15

Monthly ARC and HOA Board Meeting (pool pavilion)

May 5

Family Fun Day (tentative)