

Celebrating 25 Years in Publication!

MOUNTAIN VIEWS

VOLUME 26, ISSUE 9

DECEMBER 2012

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Welcome by Kathleen Mittura

Dear Mountain View Residents,

Our community had a awesome year filled with many social activities and fundraising events. Thank you everyone for attending our events. We would like to take this time to thank all of our board members, officers and chairpersons and the various committees that make living in Mountain View a friendly and beautiful experience. Over the next month, we will be organizing the Winterfest and putting together the 2013 Board of Directors list for the election dinner to be held January 12, 2013. We would like to extend this invitation to you, to become part of our Board. Our Board members are generous with their time and ideas and are always willing to share and lend a helping hand. You may call Diane Keener, John Palladino and Joe Jewusiak (nominating committee members) to have yourself added to our list.

We are currently taking donations for the "Adopt-A-Family" project chaired by Donna O'Shaunessey. Please consider helping a family this Christmas through your donation, large or small, will be warmly welcomed.

Our progressive dinner was attended by many and a delicious meal was enjoyed by all. We wish to thank everyone who organized and provided the meals. It was a great night.

Shortly, you will be receiving our annual membership drive along with Winterfest attendance. Please return promptly.

In closing, we thank all members for another successful year, and wish you and your families the happiest holiday season, and may 2013 be filled with Ease, Joy and Glory.

MVRA - Not Your Typical HOA by Josh Curtis

We are approaching the end of another year which means it is time for Mountain View residents to sign up for or renew their membership with the Mountain View Residents' Association (MVRA). Typical home owners' associations tend to control and dictate neighborhood events and projects, and are often at odds with the individual home owners. The MVRA is not a typical HOA. We are a group of friends that compliment the neighborhood by planning and

(continued on page 3)

MVRA Board Meeting - Nov 8, 2012

Attendees: Kathleen Mittura, Diane Keener, Lynn McLaughlin, Joe Jewsiak, Phyllis McCabe, John Palladino, Rick Renz, Carole Jones, Terri Porter, Hillary Harris, Kathy Rodgers, Doug Davidson, Bob Talley

— Meeting was called to order by Kathleen Mittura at 8:10PM.—

Welcome: Kathleen thank the Jones's for hosting the meeting .

Minutes - October 2012 minutes were reviewed and approved with one correction

- Thank you to Huhn's for hosting October meeting, thank you was misstated in the minutes.

Treasurer's Report -

- Income = \$1,645 | Expenses = \$9,071 | Balance = \$2,329
- \$7000 went to Jake Darraff for evening under the stars.
- \$200 went to Firehouse for matching Halloween Parade donations.

Newsletter -

- December will contain (1) Top 10 reasons to join/what does MVRA do, (2) Membership info, (3) Winterfest info, and (4) Deed restrictions. Will be delivered to MV homes.
- Quarterly mailing will be begin 2013. Website will be updated more frequently.
- Advertising options will be 1/4, 1/2 , and full page (no more business card only). Business card ads will be supplemented with write-up to make 1/4 page ad. New advertising pricing TBD.

Membership -

- December mailings (December 26)
 - o Top 10 reasons, What does the neighborhood do?
 - o Winterfest information– January 12
 - o Membership drive letter & application
 - ◆ Ask for kids birthdays so we can print happy birthdays
 - ◆ Clean out email list when memberships come in
 - ◆ Mountain View does not provide email addresses to solicitation. (bob to provide wording)
- Membership fee stays the same.
- Do not include non-member entrance donations and solicit in spring to non members.

Social -

- Halloween parade collected \$336, MVRA matched \$200 – total donation to Firehouse \$536.
- Next events are Progressive dinner and then Winterfest.

Old Business -

- Entrance tree trimming approved, will be completed by the end of November.
- PA DOT was contacted about tree on Almshouse; they will look at it to trim.

New Business -

- Board recruitment for new members
 - o Those interested in Pres, VP, Secretary and board members
 - o Committee for recruitment : John P, Joe J, Diane K, Phyllis

The meeting was adjourned at 9:31PM

The next MVRA meeting will be at the Porter's (2330 Inverness Circle) on Thursday, Nov 13th @ 8pm.

MVRA—Not Your Typical HOA (continued from page 1)

organizing numerous social events, maintaining the entrances, and publishing newsletters and directories to keep everyone in touch.

In order to alleviate some misconceptions about our association, I put together some information to let you know what everyone is doing in the background to make this neighborhood a better place. As you read each function, please consider volunteering some of your time in one of these areas. Generally, they require a few hours each month...but more importantly they require caring and interest to make the neighborhood a better place. Everyone is welcome. Even if you cannot serve please considering joining to support those who do serve the neighborhood.

COMMITTEES

SOCIAL - *Carol McShane* - With the help of various members, the Social Committee oversees the organization of all the social events and fundraisers. This year alone, Social has raised more than \$7,000 for the Jake Darreff Legacy, helping families of children afflicted with cancer. More than \$1,000 was raised for local fire station. Additionally Social participates in the Adopt-A-Family and other charities. If that wasn't enough, Social organizes the Winterfest, East Egg Hunt, Extreme Games, Halloween Parade, and Progressive Dinner.

MEMBERSHIP - *Terri Porter* - The Membership Committee (Terri) is responsible for interviewing new neighbors and introducing them to the neighborhood and all that we do. Additionally, Membership introduces the neighborhood to the new neighbors by writing a welcome article to be published in the newsletter. Every winter, Membership solicits membership for the following year - with over 200 homes in MV this is no easy task.

ENTRANCES - *Carole Jones* - The Entrance Committee, with help from various members, is responsible for maintaining the neighborhood entrances: planting new flowers, updating the message boards, replacing the flood lights, and maintaining the trees. The next time you see Carole out there planting flowers slow down and say thank you.

NEWSLETTER - *Josh Curtis & Phylis McCabe* - The Newsletter Committee puts together the monthly newsletter and delivers it to all the MVRA members. The monthly newsletters includes articles on the MVRA social events and local events. The newsletter is partly funded by local advertisers solicited by Newsletter. Newsletter also maintains the MVRA web site.

HEALTH & SAFETY - *John Tomlinson* - The Health & Safety (H&S) Committee is involved with all MV related health and safety issues, ranging from pot-holes to burglaries. H&S keeps neighbors informed of local issues while communicating with local departments about MV issues.

DIRECTORY - *Valerie Haenn* - The Directory Committee is responsible for gather all the membership information each year and compiling it into the annual directory and then delivery it to all MVRA members.

SUNSHINE - *Dot Barbera* - The Sunshine Committee gets involved with neighbors in need. Whether there is a death, a family struggling with cancer, or any of life's hardships, Sunshine offers assistance and reminds our neighbors that we are not alone.

BOARD OF DIRECTORS

The Board of Directors (BD) are neighbors that committed to volunteering their time help in all MVRA matters. The BD assists all the committees, from running specific social events to proofreading newsletter articles.

OFFICERS

There are five MVRA Officers : President (*Kathleen Mittura*), Vice President (*Diane Keener*), Treasurer (*Rick Renz*), Corresponding Secretary (*Carole Jones*), and Recording Secretary (*Lynn McLaughlin*). These positions are a completely thankless job, but without them the MVRA would not be successful. The Officers are constantly working to make sure the members of the Board and the Committee Chairpersons have what they need. They truly are the oil that keeps the MVRA machine running.

Adopt A Family by Donna O'Shaughnessy



It is hard to believe that the holiday season is right around the corner, which means it is time for Adopt A Family. Year after year, our generous donations collected during the holiday season are a source of inspiration and support for low-income families working hard to permanently leave poverty. This holiday season we have adopted 3 families for the Adopt-A-Family program through Bucks County Opportunity Council.

If you are interested in donating please send cash or check (made payable to MVRA) by December 7th.

Thanks to everyone who gives so generously every year to help make the holidays special for these families.

Thanks again, Donna O'Shaughnessy

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THIRD ANNUAL WINTERFEST!

Saturday, January 12th, 2013 at 6:00 PM

Get rid of those mid-winter blues and come out of hibernation for a night of “election” fun.

First, 2013 Officers and Board Members will be voted into office.

Then, the celebration of a GREAT NEIGHBORHOOD will begin.

Start the night at Kathy & Greg Rodgers home for lots of delicious hors'doervers and cocktails.

Relax, vote and have fun socializing

2229 Jericho Drive

The party will then move across the street to Diane & Charlie Keener's for a meal catered by Tre

Fatelli's of Newtown and yummy desserts by local bakers!

2226 Jericho Drive

Please join us for a WONDERFUL night!

\$40.00 per couple, \$20.00 single

Price includes Catered Affair with Open Bar.

Please include your monies for Winterfest with your Annual Membership dues of \$30.00.

All checks payable to “MVRA.” Send to Terri Porter at 2330 Inverness Circle.

Thank you and we look forward to seeing you January 12th!

Any questions? Call Diane Keener at 215-343-1813



Schedule of Events

- } Dec 3 - Warwick Board of Supervisors Meeting
Time: 7pm-8pm
Where: Main Meeting Room
- } Dec 10 - Warwick Planning Commission Meeting
Time: 7:30pm-8:30pm
Where: Main Meeting Room
- } Dec 13 - MVRA Meeting hosted by the Porter's.
Time: 8pm
Where: 2330 Inverness Circle
- } Dec 17 - Warwick Board of Supervisors Meeting
Time: 7pm-8pm
Where: Main Meeting Room

DECEMBER 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Warwick Board	4	5	6	7	8
9 Hanukkah Start	10 Warwick Planning	11	12	13 MVRA Meeting	14	15
16 Hanukkah Finish	17 Warwick Board	18	19	20	21	22
23	24	25 Christmas	26	27	28	29
30	31 New Year's Eve					

Schedule of Events

- } Jan 7 - Warwick Board of Supervisors Meeting
Time: 7pm-8pm
Where: Main Meeting Room
- } Jan 12 —MVRA Winterfest
Time: 6:00pm - sunrise
Where:
Roger's - 2229 Jericho Drive
Keener's - 2226 Jericho Drive
- } Jan 14 - Warwick Planning Commission Meeting
Time: 7:30pm-8:30pm
Where: Main Meeting Room
- } Jan 21 - Warwick Board of Supervisors Meeting
Time: 7pm-8pm
Where: Main Meeting Room

JANUARY 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 New Year's Day	2	3	4	5
6	7 Warwick Board	8	9	10	11	12 MVRA Winterfest
13	14 Warwick Planning	15	16	17	18	19
20	21 Warwick Board	22	23	24	25	26
27	28	29	30	31		

Schedule of Events

- } Feb 4 - Warwick Board of Supervisors Meeting
Time: 7pm-8pm
Where: Main Meeting Room
- } Feb 8 - MVRA Meeting.
Time: 8pm
Where: TBD
- } Feb 11 - Warwick Planning Commission Meeting
Time: 7:30pm-8:30pm
Where: Main Meeting Room
- } Feb 18 - Warwick Board of Supervisors Meeting
Time: 7pm-8pm
Where: Main Meeting Room

FEBRUARY 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Warwick Board	5	6	7	8	9
10	11 Warwick Planning	12	13 MVRA Meeting	14	15	16
17	18 Warwick Board	19	20	21	22	23
24	25	26	27	28		

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Declaration of Deed Restrictions, Mountain View Farm

Warwick Township | Bucks County, Pennsylvania

MOUNTAIN SIDE DEVELOPMENT, INC., Pennsylvania. Corporation, owner and developer of Mountain View, does hereby declare for the mutual protection of all lot owners that it imposes the following restrictions on Mountain View, Warwick Township, Bucks County.

UNDER AND SUBJECT TO THE FOLLOWING RESTRICTIONS:

All the lots described on the approved plan of Mountain View, owned by MOUNTAIN SIDE DEVELOPMENT, INC., owner and developer, are covered here. These restrictions are designated to insure the surrounding beauty and to protect the investment of all people who choose these scenic lands for their most cherished earthly possession, their home. This plan is recorded in the Recorder of Deeds Office of Bucks County in Plan Book 236, Page 83.

1. Said premises shall be used for the residential purposes only, except that the office of a professional person residing on the premises may be maintained thereon, provided that no advertisement or display shall be used for the same, except a small professional name plate: Ordinances then in effect and provided further that said premises shall not be used for any business, commercial or other purposes whatsoever.
2. Only one detached, single family dwelling house which may, however, include an attached or built-in garage, may be constructed. Detached accessory structures will be permitted providing the design is similar to or in harmony with the main building and is approved by the developer in writing before installation and meets the requirement of the Warwick Township Zoning Ordinance.
3. All outdoor pools must be approved in writing by the developer before installation. No above-ground pools will be permitted, nor will "air hag" type outdoor pool houses be permitted.
4. All buildings must be newly erected and no old structures of any description shall be moved upon any portion of the land herein conveyed unless approved in writing by the developer.
5. No lot or building shall be used for any undesirable purpose whatsoever, such as temporary shelter, or anything which may be considered a nuisance.
6. No domestic pets or other animals shall be allowed to become a nuisance, nor shall more than -3-dogs or cats be permitted to be housed on any lot.
7. All fences, awnings, or canopies must be approved in writing by developer before installation; shall not be placed in such a manner as to detract from the value or enjoyment or adjacent properties. There shall be no chain link fences except for special purposed authorized in writing by the developer.
8. No lot may be used for the purpose of storing any materials, machinery, equipment of anything unsightly, nor may any lot without a dwelling be used for the purposes of raising farm products.
9. No building shall be erected, placed or altered upon these premises until the owner thereof shall first have made available sufficient funds to complete the same and have satisfied developer of that fact. The said building shall be completed within six months after the said developer has indicated his acceptance and satisfaction in writing.

- 10.** No excavation or grading may be started on any lot and left unfinished for more than thirty (30) days. After that time, unless footings and foundations are started and continued, owner will be required to immediately refill any excavation and grade lot at owner's expense, as it was before starting and to remove all machinery, equipment or materials. To remove work again, permission must be secured from the developers in writing.
- 11.** No boats, or boat trailers, camping trailers, travel trailers shall be left on the premises for a period of longer than twenty-four (24) hours in any calendar month unless the same shall be completely housed in a garage. No trailer, basement, tent, shack, boat, garage or other out building erected or stored on the tract shall, at any time, be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
- 12.** A Perpetual easement is reserved on each lot for utility installation and maintenance.
- 13.** The exterior of all houses must be properly maintained so as to present a well-cared-for appearance.
- 14.** The swale off the blacktopped portion of finished roadway shall be maintained exactly as originally graded by the road building contractor. (The swale is the portion of earth which runs on the same pitch as the blacktop for a distance of approximately 10 feet into the shoulder, thus allowing for the proper run-off of rain waters.) If it becomes necessary to spread top soil, etc., the sub-soil must be removed and the area regarded with the top soil to the exact former contour. All driveways shall be first dug and then finished to the exact elevation of the original swale.
- 15.** There shall be no outside antenna or outside aerial of any nature, including saucer type greater than 20 inches, placed on any lot within the development with the exception of those on pre-existing buildings.
- 16.** No soil may be removed from any lots unless it is excess after construction of basements or pools. Then all excess soil must be removed to that section provided for by the developer.
- 17.** No clothes lines shall be permitted on any lot. Only "clothes tree" type drying apparatus shall be permitted for the outside drying of laundry and same shall be located to the rear of the dwelling. Laundry shall not be hung from 5:00pm Friday to 8:00am Monday.
- 18.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part or unless these restrictions have either changed or released by developer.
- 19.** It is understood and agreed in the event that any of the restrictions herein set forth are violated, unless the same have been released or changed as herein set forth, it shall be lawful for the developer or any other person or persons owning any other lots in said development or subdivision to prosecute an action at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions either to prevent such violation or recover damages for the same. .
- 20.** These restrictions, the size of the lots and descriptions of the lots and courses of the lots may be changed or amended by the developer or his assigns, in order to correct or protect any condition which in their opinion, would be beneficial to the tract.
- 21.** Invalidation of any one of these restrictions by judgment, court order or otherwise, shall, in no way affect any of the other restrictions which shall remain in full force and effect.
- 22.** Any solar panels and their location must be approved in writing by developer, and under no circumstance shall be placed on the front of any building or on any portion of any building which faces a public street.

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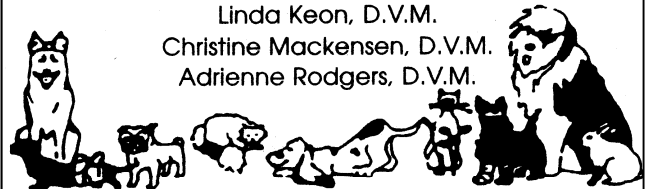
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PM15151 4/04

Tech Tips - Tech Gifts by Josh Curtis

With the season upon us, I scoured various web sites to put together a list of the best selling tech gifts. Happy shopping!

Cell Phone - Samsung Galaxy SIII

If you're an iPhone snob, you can skip to the next item. This Android phone is an absolute smash hit on the market...and rightfully so. It is superfast with everything it does, has an amazing camera, and prices start at \$150.



Camera - Panasonic Lumix DMC-ZS19 & ZS20

I actually bought this camera for myself. It's compact, has super-zoom capabilities, and takes awesome pictures. I bought the ZS19 (doesn't have GPS) for \$180 and the ZS20 starts around \$250. I owned the predecessor and it was by far the best camera I've ever owned...until now.



Network Media Interface - Roku LT & Roku HD

Just connect this little device to your TV and suddenly you have access to Netflix, Amazon Instant, Hulu, Pandora, etc. At \$50, this is absolute steal. The Roku HD is nearly identical, and only \$60.



Tablets - Google Nexus 7

There are a lot of tablets on the market, but at \$199 the Nexus 7 edges out the competition.



Headphones - Audio-Technica ATH-M30

There is a lot of rave about these headphones. Although they are not noise-cancelling, people are saying they sound better. At \$40, noise-cancelling headphones cannot compete.



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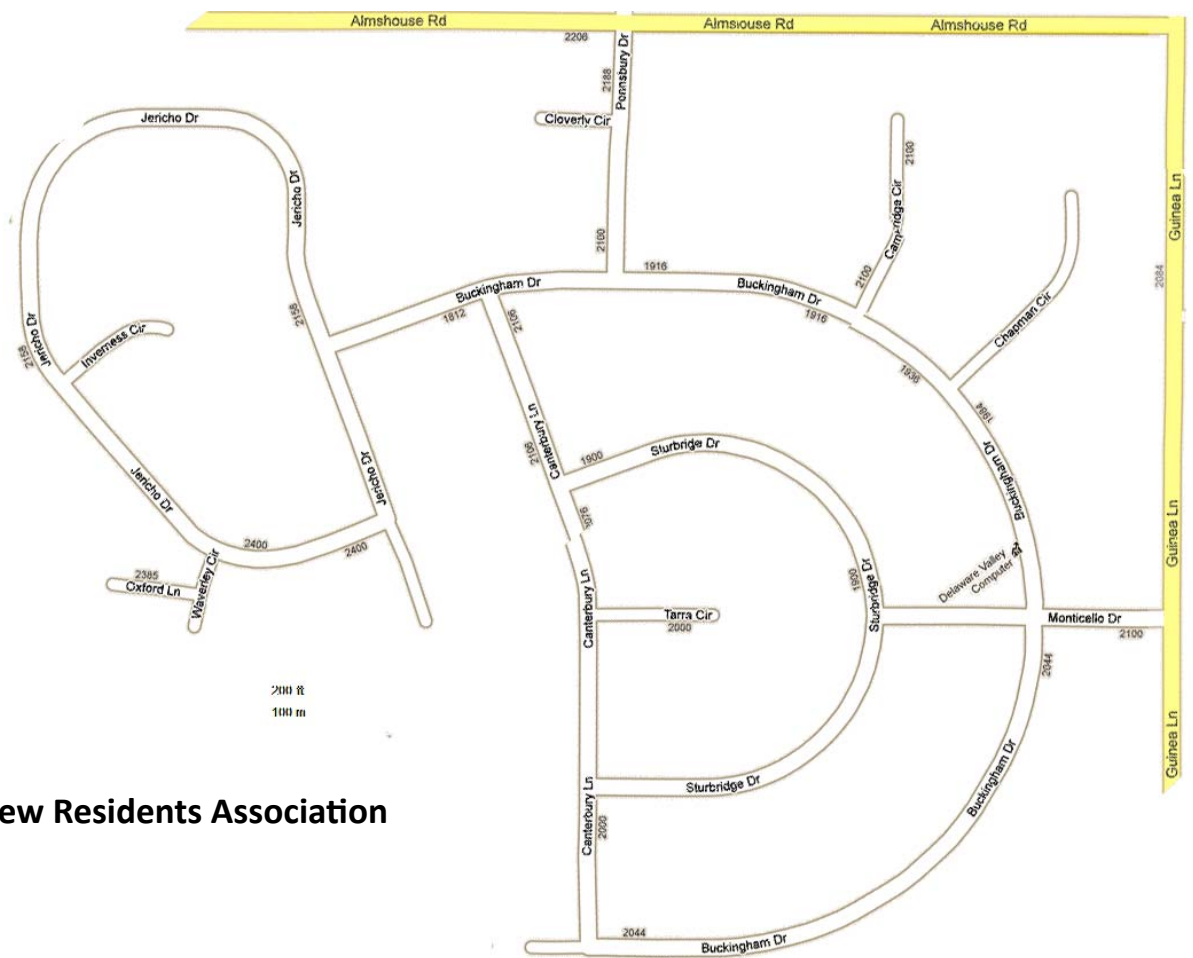


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Mountain View Residents Association