

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO: 1260

MINUTES



- 1.1 MEETING CALLED TO ORDER** – The Regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, 10/20/2011, President Wydler called the meeting to order at 7:31 pm
- 1.2 SALUTE TO THE FLAG** –President Wydler led the audience in the pledge of allegiance.
- 1.3 ROLL CALL**- Director Art Wydler, Director Diane Wydler, Director Wright and Director Bieschke were all present.

2.0 MINUTES FROM THE PREVIOUS MEETING-

2.1 Approval of Work Session #1254 Annotated Agenda on August 9. Approval of Minutes of Board Meeting #1255 on August 18, 2011 and Work session #1256 Annotated Agenda on September 6, 2011. Approval of Minutes of Board Meeting #1257 on September 15, 2011 and Work Session #1258 Annotated Agenda on October 4, 2011 and Executive Work session #1259 on October 20, 2011.

Director Diane Wydler makes a motion to approve the minutes and annotated work session agendas. Director Wright seconds.

President A. Wydler asked for approval of Work Session #1254 on August 9, 2011 and Agenda 1255 of the Board Meeting on August 18, 2011. Approved unanimously.

President A. Wydler asked for approval of Work Session Annotated agenda 1256 on September 6, 2011 and Board Meeting 1257 on September 15, 2011 Approved unanimously with the following condition: that Director A. Wydler and Director D. Wydler approve the minutes as read, due to the fact they were not present at these meetings.

President A. Wydler asked for approval of Annotated Agenda for Work Session #1258 on October 4, 2011 and Board Meeting Minutes #1259 on October 20, 2011. Approved unanimously.

3.0 COMMITTEE REPORTS-

3.1 Community Engagement Committee- Director Wright reported that the committee discussed its upcoming Children's Annual Parade and Party Extravaganza on October 29, 2011. The parade participants will meet at the Neighborhood Church at the end of Paseo Grande and will march up to the Association parking lot where there will free games and treats for all participants. She invited all residents to come and asked for volunteers. The Administrator added that all the monies used for this event are from donations by residents, businesses and organizations.

Director Wright also reported on Women's Resource Night. They had 12 vendors this year and some new businesses that are interested in participating next year. The Casino Night/fundraiser for Lollipop Lane was also successful and raised approximately \$3000.00 for new playground equipment for the tot lot area. The Cop

Shop BBQ/fundraiser was held on the same night as the Lollipop's fundraiser and they delivered dinners to participants at Casino Night for those who wanted them.

Director Wright thanked the Association staff for their participation and coordination in the Women's Resource Night and the Casino Night. The Administrator was out ill and unable to attend or coordinate these events and staff worked hard in her absence to help make them a success.

3.2 Friends of the Library- Director Wright said the group discussed the ongoing tutoring at the library and reported on the book sale. She stated that Wilma Chan is forming a new committee to discuss the expansion of the San Lorenzo Library, but they have received no current updates about its status.

3.3 HARD (Hayward Area Recreational District) Advisory Committee- No report

3.4 Redevelopment Committee- No report

President A. Wydler stated that at this time, they will be moving to item :

***7.1: PG&E update at 7:45 P.M. -**Public Relations Manager, Alicia Bert, was introduced. Bert stated that the site is being developed for limited public use so that in the future if there is interest in commercial development, it can be used as such. She went over the history of the site and how PGE purchased it for relocation of a gas "Pig" unit, that would be used to test the pressure of the pipeline running from Fremont to San Leandro. This would be done only once every seven (7) years. Bert stated that they will be creating a park area in the space they are not using for their "Pig" unit. It will be compatible with the entrance of San Lorenzo that was just recently put in by Alameda County Redevelopment.

PG&E is in the process of developing a MOU (memorandum of understanding) in which all parties will be advised as to the specifics of the agreement at the site. The document will outline what the term "limited use space" means and it will also outline what type of input will be received and from whom for site development. She will forward a copy of staff comments to the Association in the near future.

Bert said that PGE has already mobilized on the site and has begun construction of the "Pig" receiver. Work will continue until March 2012. PG&E is working out the times and conditions of construction. The streets in the area will have to be closed off to trench for the pipe. The impact to the area will be significant and PG&E is attempting a plan to work at night with the noisy part of the work to be done between 7pm and 9pm, and the lighter-less noisy work to be done from 9pm to 5am. The heaviest of construction will be done in the first 8 weeks. They are also working out an emergency plan for pipeline safety.

Residents asked several questions related to the following:

Was the site reconfigured to minimize impact to the lot?

How many residents were notified about the projects implementation?

What type of emergency procedures are in place in case of emergency and what type of traffic mitigations will be put into place to help with the increased congestion in an already overburdened corner?

Bert responded by stating that:

The imprint of the "Pig" unit was reconstructed to minimize the impact to the rest of the site. This would aide in development of the rest of the area for future commercial ventures and/or sale.

Residents within 2000 feet of the project were notified about the beginning of construction at the site.

PG&E is aware of the impact the site would have in case of an emergency and/or earthquake and will have a shut off valve in case of any disaster.

PG& E will continue to work with the Homes Association and Supervisor Chan's office to mitigate the traffic impact caused by its construction at the site and will be giving updates when needed at each of the Association's Board meetings until the project is complete. Bert stated that PG&E is committed to keeping the community informed and is willing to respond and comply with community concerns.

Bert announced that all work must be completed by March 2012.

3.5 Unincorporated Services Committee- Director D. Wydler reported that the committee discussed the historical ordinance the county is proposing as well as the realignment update of prisoners being housed in county versus state facilities. An update on the Lewelling project was given and the county gave a presentation on how to dispose of pharmaceutical drugs more safely and efficiently.

Director Wright made an announcement that at the Children's Halloween Parade and Extravaganza on October 29, 2011 there will be a station manned by the sheriff's department for pharmaceutical drug drop off.

3.6 Youth Collaborative- No report

37 CC&R Ad Hoc Committee- President A. Wydler reported that at the last two meetings Tona Henninger from Alameda County Zoning, was invited to present an overview of the county's NPO (Neighborhood Preservation Ordinance). Staff member Kathleen Harrigan then presented an overview of the Association's CC&R process at the subsequent meeting. The committee will focus its future meetings on analyzing the similarities and differences of the different tract CC&Rs for the Association and will be narrowing its focus regarding what to address with respect to these CC&R variables.

4.0 COMMENTS FROM PUBLIC AGEIES

4.1 CHP- No report-no officer present.

4.2 Sheriff's Department- Sgt. Bret Scheuller reported for JD Stewart. The Cop Shop participated in various community activities this past month, including the St. John's Festival, the Cop Shop BBQ, the Fall Citizens Academy and Urban Shield. The Alameda County Sheriff's department ranked fourth in Urban Shield The Israeli team came in first, followed by the Oakland Police Department and the FBI.

Scheuller reported that there were several robberies this past month, including a home invasion on Via Cielo, a robbery on Via Palma and a burglary on Via Annette. He asked homeowners to be aware of each of their neighborhoods and surroundings and to report any suspicious activity. Recently there was also an arrest on Corte Angelo off of Via Lacqua. Three men were apprehended on drug charges and violation of parole.

4.3 Supervisor Wilma Chan's Office- Staff member, Shelia Young said that Supervisor Chan is working on the newly formed Library Task Force Committee and they should be meeting as a group very soon.

4.4 Zoning Enforcement Report- A report was left on the back table

5.0 PUBLIC COMMENT- Items Not On The Agenda-

Keith Barros from Via Del Sol wanted to call attention to the speed limit on Lewelling which is currently at 25mph. He wanted to encourage Supervisor Chan's office to keep the speed limit at that rate.

Daniela on Via Arriba stated that she will be talking to Golden Corral Restaurant to get them to come into the old Mervyn's site.

Howard Beckman from Via Delarosa encouraged residents to attend the Unincorporated meeting next Wednesday in the hall at 6:30 p.m. He noted that there is a very important item on the agenda, a proposal that would gut the East 14th Street Project. Even though this is not in our residents area, it is part of the Eden Area and affects our community. He reiterated the importance of residents attending and voicing their opinion.

6.0 FINANCIAL REPORT - (motion required)

6.1 Approval of August 2011 and September 2011 Expenditures- *Director Bieschke made a motion to approve the August and September 2011, Director Wright seconded, the motion carries unanimously.*

7.0 OTHER BUSINESS (MOTIONS MAY BE REQUIRED) -

7.1 PG&E Update- (Timed Agenda Item-7:45 pm)* Already discussed previously.

7.2 Street Sweeping Enforcement- President A. Wydler stated that about two months ago a member requested that this item be put on the agenda. This item was not scheduled for any motions, but after some discussion it may need a motion. President Wydler read a brief history of the street sweeping and the signs in San Lorenzo. (See Attachment A)

Resident Kathie Ready stated that she loves the street sweeping signs. They are easy to read and she thinks they work well and should be placed in all areas of the Association. She encouraged the Association to go to redevelopment for funding. She asked that signs be placed in all areas of the association.

Resident Howard Beckman stated that in the 12 years he has lived in the village, he has never seen a county sweeper- sweep the village by itself. The county has helped the Association with its vacuum machine and clearing the drains and the gutters of debris. Street sweeping in San Lorenzo is essential. It is not about picking up of leaves, it is about clearing the residue from the gutters that might otherwise go into the storm drains and eventually into the bay. This service was provided originally as an aid to the Clean Water Act of the county. It is necessary that the Association continue with this service.

Resident Bev Kral stated that she works for the school district on Usher St. in San Lorenzo, which is not a part of the Association. The street is signed for sweeping in such a way that one side of the street is done one day of the week and the other on the same day of the following week. She would suggest this practice be used with the signs in San Lorenzo. This allows people who work to move their cars accordingly.

Resident Keith Barros stated that he does not think the county does an adequate job sweeping. He suggested that the Association sweep differently. Currently it sweeps one side of his street from 8 am to 12 pm and the other from 12pm to 4pm. He would like to see one side of the street done on one day and the other side on a subsequent day.

President Wydler thanked everyone for their comments. All comments and suggestions will be considered as the board moves forward with this issue.

7.3 House of the Month- President A. Wydler went over how the board and staff are proceeding with this item on a bi-monthly basis. For this first contest there were 15 houses submitted, which staff narrowed down to three (3) finalists. The final house that was chosen was 1083 Via Palma owned by Dale and Yolanda Smith. They will receive a \$50 gift certificate from a local business.

7.4 Board Member Election 2012- President Wydler encouraged homeowners to run for the Association Board. Election petition and paperwork is currently available in the Association office for any resident interested. He went over the election schedule (See Attachment B)

Resident Howard Beckman asked if there was a way to train potential members prior to being seated. He stated that the quality of the board depends upon residents who understand what these positions entail and requires serious participation and commitment. Beckman was also concerned about the most recent reconfiguration and what was referred to as the "continuity" of the board. He submitted a letter outlining his concerns. (See Attachment C)

Resident Kathy Ready said that she has been on the Association board in the past and knows that there is a huge learning curve for new board members. She stated that this board has tried to get residents to participate on various committees, so that they can familiarize themselves with how the board operates. Anyone who decides to run for the board needs to understand that you have to work with a variety of people and put your own agenda and feelings aside.

Resident Keith Barros thanked all the current board members for their hard work.

Resident Gretchen Bonilla stated that she started getting involved with the annual Halloween event held at by the Association every year. She stated that the community needs people to run with experience. It is important to have some knowledge about the Association prior to becoming a board member.

8.0 ADMINISTRATOR'S REPORT The Administrator stated that she was sick for 3 weeks and thanked staff and the board for all their hard work while she was out. She also thanked the community for its support.

She had set three (3) month goals with the board and she is behind on some, due to her illness, however she is back to work full time again and will be working hard to complete everything that she promised to achieve.

The Administrator said that she recently went took a tour with Hayward Recreational District (HARD) and staff from Supervisor Chan's office at some of the San Lorenzo Parks. She has raised some questions about the condition of the parks in San Lorenzo that HARD maintains. The Supervisor's staff became very concerned with HARD's response to many of the Association's inquiries at the site visit and HARD personnel will be present at next month's board meeting.

The Board has started some targeted CC&R enforcement. This involves informing different streets each month that the board will be looking for violations in the area. There is a sticker on the back of the envelope in three languages that says "are you in violation?". The board is trying to be more pro-active in CC&R enforcement.

The Administrator reported that she attended the County budget meeting and the outlook is not good. Unemployment is high in Alameda County and many of the cities and counties in the surrounding area will be looking at cutting more services to help balance their respective budgets.

She also reported that the lead construction staff for the Grant Ave. Project and the Lewelling Project will be at the Association Board meeting in December to report on the status of these projects.

9.0 LIENS AND VIOLATIONS REPORT - The Administrator reported there were no liens released since the last board meeting.

The Violation Letters for September 2011 were as follows:

VIOLATION LETTERS SEPTEMBER 2011:		
Violation		
1/19	Inoperative Vehicles	8
2/22	Recreational Veh in front or side yard	0
6	General Maint. of Property	57
7/20	Unpaved Parking	4
10	Yard Maintenance	112
13	Holiday Lights	2
15	Building Maint	1
21	Work on Cars	0
24	Barking Dogs	4
25	Prohibited animals	0
26	Excessive noise	1
27	No home business	0
28/99	Other	5
30	Multiple violations	9
31	Plans Needed	2
	Total	153

10.0 HEARINGS AND VARIANCES ISSUES -

HEARINGS FOR OCTOBER 20, 2011

Account #	Street	Violatiønn	Disposition
235	Via Segundo	Lawn Maintenance	Thank you to owner but ask to mow on a more regular basis

334		Violation-fine review	Suspend until 11/17-owner wants to have attorney present
335	Via Andeta	Yard Maintenance-Fine Review	Reduce fine to \$50 (\$100) and plans for front yard to be submitted within 30 days
386	Via Andeta	Yard Maintenance	Fine
778	Via Del Sol	Yard Maint	May be foreclosure, looks vacant refer to NPO
1080	Via Pinale	Inop veh/multiple vios	Fine
1117	Via Media	Multiple vios-fine review	Reduce fine to \$50 (100) and remove vehicle within 30 days to avoid further fines.
1131	Via Conejo	Inop/Stored Veh-fine review	Continue 30 days for owner to be present (owner came to board meeting, not hearing meeting)
1353	Via Alamitos	Yard Maint-Fine Review	Reduce fine to \$25 (100) and recheck in 30 days
1384	Via Alamitos	Multiple vios-Fine Review	Suspend Fine and revisit within 60 days
1387	Via Alamitos	Yard Maint	Fine
1515	Via Arroyo	Gen Maint/Lawn	Thank you for clearing lawn please submit paint plans for garage
1982	Via Magdalena	Yard Maint.	Revisit if needed in 30 days, lawn cut, but dry
2102	Bockman	Yard Maint	Revisit in 30 -60 days
2878	Paseo Grande	Yard Maint	Reinstate fine and follow with process of continuing fines
3474	Via Mesa	Barking dogs	Refer to Animal Control for follow up
3545	Keller	Yard Maint	Fine
3713	Via Carmen	Multiple Violations	Fine and refer to county NPO
3933	Bockman Rd	Multiple violations	Thank owner for fixing the fences must have all violations taken care of within 60 days
3962	Via Natal	Multiple Violations	Fine/ Refer back to NPO
4147	Bockman Rd	Yard Maint	Revisit status of violation in 30 days, mowed but areas around perimeter are still high (no edging)
4677	Via Walter	Yard Maint.	Ask owner to trim front yard bushes and revisit within 30 days
6027	Via Chiquita	Yard Maint.	Fine

Variations:

1. 15760 Via Cordoba- Pave side yard/back yard fence- *Refer to county NPO to make sure additional paving is not over 50%; refer fence to county NPO*
2. 15936 Via Conejo- Addition to garage/bedroom and laundry room-*Approved (set back of garage addition closer than 5 ft required by Association CC&Rs)*
3. 16103 Via Arriba- Second story variance-*continued until November work session. (County plans received recently-too early to hear from all informed neighbors)*
4. 16130 Via Pinale- Variance to extend back yard fencing-*continued until can get approval from named staff of Alameda County.*

5. 15886 Via Conejo- Variance from graduated property line fence separating neighbor to neighbor property- starting at 5ft high off the leading edge of house and dropping to 4 ft with a 10 ft set back-**Approved.**

11.0 PUBLIC COMMENT-Items Not on the Agenda

A resident from Paseo Del Campo asked about a street light that was out on her street. Staff asked her to call the office for the contact person at the county who would take care of it

12.0 BOARD REPORTS- None

13.0 ADJOURNMENT The meeting was adjourned at 10:41 p.m.

Respectfully Submitted,

Margaret Wright, Treasurer

Recorded and Transcribed by: Kathleen Harrigan

Reviewed by: Kathy Martins, Administrator