

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO. 1219

MINUTES

1.1 CALL TO ORDER – The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, March 18, 2010. Board President Kathy Martins called the meeting to order at 7:33 p.m.

1.2 SALUTE TO THE FLAG: President Martins led the Board and audience in the pledge of allegiance.

1.3 ROLL CALL: Director Martins, Director Medeiros, Director Wright, Director Carr and Director Wydler were all present.

2.0 MINUTES OF THE PREVIOUS MEETING

2.1 Director Wright made a motion to approve the minutes of Meeting No. 1216a/b/& c of February 18, 2010 and work session No 1217 on March 1, 2010 and No 1218 on March 15, 2010, Director Wydler seconds, the motion carries unanimously.

3.0 COMMITTEE REPORTS -

3.1 Community Engagement Committee-

President Martins reported that last month's "meet and greet" was very successful. She reminded the audience that the next event the committee is planning for is the April 17th "Earth Day" which will be held at Mervyn Morris Park, across from Arroyo High School. The event will start at 9am with a clean up of specific areas until 12 pm. After that all participants will enjoy a free barbeque, entertainment and more. There will also be a medication drop off at the site as well as an electronic /computer drop off. Times for both of these will be announced at a later date.

3.2 Library Committee- Director Wright reported that much of the committee meeting was dedicated to the discussion of proposed renovations and the Library's 100 year anniversary. The library is slated to be closed for several weeks from April 2010 to July 2010 to be able to complete these renovations.

3.3 Library 100th Anniversary Committee- President Martins said that the committee is working on a budget with the redevelopment agency. This is going to be a very large, prestigious event and they want to get as many residents and local politicians as possible. They are still in the planning stages and have picked the date of October 2, 2010 for the celebration.

3.4 Redevelopment Committee- President Martins reported that the committee meets once every other month, the next meeting will be on May 5, 2010. They are currently discussing the Lorenzo Theater and whether to give it to the Lorenzo Theater Group or whether they should consider taking out some of the murals that are in the theater and putting them up in the newly renovated library. It will take a large amount of money to purchase and renovate the theater in its current condition. There was also talk of the new task force county staff has created for the Castro Valley Chamber and its expansion to the Eden Area. Ashland, Cherryland and San Lorenzo have contributed approximately \$120,000 in redevelopment funds to aid this expansion and the county is committed to see it come to fruition. The first meeting of this task force is this month

President Martins encouraged any resident who wants to know what is happening to the business area in San Lorenzo to attend these Redevelopment meetings. Scott Bohannon is normally at this meeting and residents can get bi-monthly updates.

3.5 Youth Advisory Committee- Director Medeiros reported that the Youth Collaborative has been responsible in the past for having free summer programs for grammar school age children. This year the Deputy Sheriffs League (DSL) wants to extend the program to middle school age children and is trying to bring it to Bohannon Middle School. The Youth Collaborative just received a grant for 50 thousand dollars from Kaiser to do an “eat right” campaign in San Lorenzo.

The youth group “Furthering Youth Inspiration” (FYI) is taking a major role in San Lorenzo’s Earth Day Celebration on April 17th. They are hosting a ‘You-Tube’ contest that will coincide with this day. Medeiros said that he spent last week handing out a flyer they developed for the event, to all the high schools and middle schools in the area. The winners will be announced on Earth Day. The contest asks that participants submit a You-Tube video no more than 4 minutes in length on the subject of “going green”. All videos must be in by 4/10/10 to be considered. All contestants must participate in the clean up of San Lorenzo on Earth Day to be considered as a winner.

FYI is trying to get more members and wants 150 kids to eventually participate in its program (it currently has 50 students who participate). FYI recently had an “open mic. night” at Starbucks which proved to be very popular.

4.0 COMMENTS FROM PUBLIC AGENCIES

4.1 CHP—Officer Casey Price introduced himself and stated that he has worked out of Castro Valley since 2006. He reported the following statistics for the past month:

	San Lorenzo	Total Area
Collisions	12	83
Tickets	64	1345
Storage/Impounds	8	91

Recoveries	1	10
Reported Stolen	3	17

Resident Keith Barros asked about the enforcement on Grant Ave between Washington and Nielsen and whether it had increased with new officers being assigned to school zones. Price stated that his office spends a lot of man hours on Channel and in the surrounding area. He will pass on Barros' concerns to the patrolling officers. Any residents who are concerned about traffic in a particular area should contact their Castro Valley office at 510-581-9028 from 8 am to 5pm M-F.

President Martins stated that she has spoken with CHP Sgt. Perea about Grant and he indicated that most of the citations they are writing are due to running stop signs on that street and not speeding.

4.2 Sheriff's Department- Sgt. Bret Scheuller reported that Deputy Liskey was out due to appendicitis. He also noted that Liskey is being promoted to Sergeant, and the next Association meeting in April, will probably be his last. Scheuller stated that he has been with the Cop Shop for several years and he will be missed by his unit and the community.

Scheuller reported that they ran a few operations of alcohol sales to minors on March 5th and 11th and found several violations in San Leandro and Castro Valley.

President Martins asked if the businesses in violation of the alcohol ordinance are being fined. Scheuller stated that they have started fining as per the ordinance. The business can also be referred to Alcohol Beverage Control, (ABC), and fined again. He said that after the third (3rd) violation a business can have its license revoked. This is most often what happens when they are in violation on multiple instances.

Scheuller stated that on March 3, 2010, his department started their Spring Sheriffs Citizens Academy. This academy hosts several speakers from different areas of the county who deal with law enforcement. The classes educate citizens as to the different aspects of law enforcement. On June 6, 2010 the Cop Shop will be hosting its annual flea market in the old Mervyn's Square Area. This is a fundraiser which helps the Cop Shop pay its monthly rent. Spaces cost \$30 for a "two-space parking area" and \$40 for a "three-space" parking area. Anyone interested should contact the Cop Shop at 510-667-7770.

A resident asked if the noon-time burglaries were still occurring, Scheuller stated that they have not seen any since February, no suspects have been apprehended, and so he is unsure why they have decreased. President Martins noted that Director Medeiros and Director Wydler are putting together Neighborhood Watch Groups if anyone is interested, they should contact them. Director Medeiros reminded residents that the Sheriffs Department meets in the Association Hall once a month, usually on the second Monday from 4-5 pm and residents are welcome to attend and address their concerns directly with the officers.

4.3 Supervisor Lai-Bitker- Staff member, Gene Calderon, reported that his office will be preparing something for Officer Liskey at the next meeting. Calderon said that they just had the first charette dealing with suggestions for renovations of the San Lorenzo library. There were about 20 people in attendance and they had a good discussion. The next charette will be held in the Homes Association Community hall on Wednesday, March 31, 2010. Calderon encouraged residents to attend and give ideas and input.

Calderon said that they will be running the prescription drop off at the upcoming Earth Day event on April 17, 2010. He said that all San Lorenzo residents should be getting a post card regarding the event and its festivities in the next several weeks. The graffiti kits have still not been delivered to his office, but he expects them to be in soon. The neighborhood watch signs should be available within the next few weeks and his office is trying to coordinate with staff from the Public Works Department to install them.

The Board thanked Supervisor Lai Bitker for getting the pickers, gloves and other items donated for the Earth Day event. They also thanked Calderon for getting information about the event out to the public in a timely fashion.

A resident asked about the Lewelling project and what the time frame was for construction and completion. Calderon said he would get this information and report back at he next meeting.

4.4 Zoning Enforcement Report- Zoning Officer Lora Hogan was not present, copies of the statistics for zoning enforcement were on the back table for residents.

4.5 Public Comment-items not on agenda- None

5.0 FINANCIAL REPORT

5.1 Approval of February 2010 Expenditures. *Director Medeiros made a motion to approve the February 2010 expenditures, Director Wright seconded, the motion carries unanimously.*

6.0 COMMENTS FROM BOARD MEMBERS

7.0 OTHER BUSINESS (motions may be required)

7.1 Report from Executive Session with the Association Attorney: Two Resolutions (1) confirming compliance of Association operations with By-Laws and Davis Sterling Act and (2) establishing procedures related to the minutes of the Association.

President Martins read the two resolutions (***See Attached items A and B***) Resident Howard Beckman stated that he did not believe the Association could restrict the manner in which the minutes were distributed.

President Martins noted that the restriction would only be for the electronic disbursement of the minutes. Any resident would still be able to get a copy of the minutes from the office or have them mailed to them.

7.2 Draft Budget for the FY 2010-11- The Administrator started that next week, the newsletter would be mailed out to all homeowners. Residents will have a chance to look at the budget and make comments. There would be no increase in assessments for this coming year. Hall rentals have gone down, but the title transfers have increased. Some employee benefits have been cut and the Association has not hired a new janitor, but is planning to contract this work out. The purchase of the new street sweeper was more costly than anticipated because of new environmental regulations, and has been ordered and should be here within the next three months. Any one who wants a copy of the budget prior to next week can obtain one through the office.

Resident Howard Beckman said that he did not understand why the draft budget could not be given to homeowners prior to this meeting. There is no other opportunity to review the budget other than after this board meeting and via the newsletter. Why can't residents have a chance to review the budget prior to its draft?

The Administrator noted that the work session which deals with the budget is open to the public. The newsletter will be out approximately three (3) weeks prior to the final review and homeowners can get a copy of the draft budget at the meeting tonight if they want.

8.0 ADMINISTRATOR'S REPORT

8.1 Planning Commission Meeting re: billboards- The Administrator reported that she attended the planning commission meeting on billboards. On behalf of the Association, she indicated San Lorenzo does not want any increase in the number of billboards they already have. They currently have six (6) billboards on Hesperian, however the Ashland and Cherryland areas have more. The new ordinance suggested keeping the billboard numbers the same, however they are talking about changing out the present billboards to an electronic type. They want these electronic signs to be visible via the freeway.

Resident and Planning Commissioner, Kathie Ready stated that the county needs to re-write wording in the Specific Plan to "grandfather" the billboards that still exist into the Plan. This will enable them to move forward with their new ordinance. She cautioned residents to pay close attention to what will be re-written with respect to the billboards, it is important that we do not unintentionally allow for more rather than less of these structures in our neighborhoods.

8.2 Other informational items- The Administrator said that the owner of the other massage parlor on Hesperian wanted to speak with the board at some point.

Representative Minane Jamison from the Hayward Recreation District wants to meet with the board and has agreed to come to the next Association meeting. The Hayward Airport also has some items that it wishes to bring to the board and its staff will be presenting them at an upcoming meeting.

The Administrator reported that the Heidi house renovations have been approved by the county and they will be looking at the landscaping as it relates to the Veterans memorial that is located at the site.

9.0 LIENS AND VIOLATION REPORT- No liens have been released since the February meeting.

February 2010		
Number	Violation	# of Letters
1/19	Inoperable Vehicles in driveway	14
2/22	Recreational veh/trailer in driveway	11
6	Lack of Gen Maintenance	7
10	Lawn Height	39
13	Holiday Lights	38
14	No signs	0
15	Building Exterior	1
18	Lean/miss fence	0
20/7	Unpaved parking	11
21	Working on vehicles	3
23	Dogs/Cats more than 2	0
24	Barking dogs	1
25	Prohibited animals	0

Number	Violation	# of Letters
26	Excessive noise	1
27	No Home Business	0
28/99	Other/ comments	3
30	Multiple Violations	9
31	Plans needed	0
	Total	138

10.0 HEARINGS AND VARIANCE ISSUES

Hearings from 2/22/10:

- 1 15966 VIA DESCANSO-Inop/Stored Vehicle (6:30 pm)- **Owner came in and is attempting to get release of lien to donate vehicle. Revisit in 30 days.**
- 2 16147 VIA SEGUNDO-Inop/Stored Vehicle-**Fine and refer to collections**
- 3 18083 VIA SEGUNDO-REVISIT-Work on cars-**Close, violation cleared**
- 4 15855 HESPERIAN -More than 2 dogs-**Board wants staff to check with Animal control to verify compliance (no more than 2 dogs) prior to closing Owner had contacted staff stating only 2 (two) dogs.**
- 5 1040 BOCKMAN ROAD-Multiple Violations-**Violations cleared, closing**
- 6 17135 VIA TOLEDO-Inop/Stored Vehicle-**Vehicle was removed, closing.**
- 7 17287 VIA CARMEN-Multiple Violations-boat in driveway/stored veh/debris-**Owner has agreed to correct all violations in 10 days, revisit next work session.**
- 8 15818 VIA NUEVA-Trailer 36 hrs+-**Gone, closing.**
- 9 1326 VIA LA PALOMA-Trailer 36 hrs+-**Gone closing.**

Variances 2/22/10-

1. 16000 Via Paro- Application to plant hedges at edge of sidewalk around front of property-corner lot-6pm appt. (6pm)-**Approved by the board with the condition that the hedge is kept no higher than 3 feet and is cut to not encroach of sidewalk.**

Hearings for 3/18/10-

- 1 15966 VIA DESCANSO-REVISIT-Inop/Stored Vehicle-**Owner to donate within 14 days, will recheck if needed within 30 days.**
- 2 15854 PASEO LARGAVISTA-Yard Maintenance-**Property vacant, mail being returned, forwarding to County Zoning for info. about owner.**
- 3 617 PASEO GRANDE-Holiday lights-**Violation cleared, closing.**
- 4 15908 VIA DEL SOL-Yard Maintenance-**Violations cleared, closing**
- 5 16148 VIA CONEJO-General Maintenance of Property-**Revisit in 30 days**
- 6 17032 VIA PASATIEMPO-Multiple Violations-**Fine and send to collections**
- 7 998 BOCKMAN ROAD-Yard Maintenance-**Violations cleared, closing.**
- 8 1026 VIA PALMA-Multiple Violations-**Owner still in violation, board asked staff to itemize violations for owner and ask for them to be removed or will fine in 30 days.**
- 9 17050 VIA ARROYO-Yard Maintenance-**Owner contacted Association and is taking care of violation-closing.**
- 10 171 PASEO GRANDE-Yard Maintenance **Fine and refer to collections**
- 11 17263 VIA CHIQUITA-**Fine and refer to collections**
- 12 17336 VIA JULIA-Yard Maintenance-**Fine and refer to collections**
- 13 17491 VIA MELINA-Yard Maintenance-**New owner cleared all violations, but asking that green can be screened and removed from front yard**
- 14 17287 VIA CARMEN-Multiple Violations-**Owner has removed boat and vehicle, asking owner to remove items from porch, back of truck in driveway and to park on paved area.**
- 15 17363 VIA ANNETTE-Yard Maintenance-**Owner came in and is to submit**

plans and re-landscape within 60 days.

- 16 16095 VIA HARRIET-Multiple Violations-***Owner removed mound of dirt, asking owner to either remove stored/inoperative vehicles in driveway or provide registration within 30 days-revisit.***
- 17 855 VIA ENRICO-General Maintenance of Property-***Owner cleared violation but asking that they care for front yard on a more regular basis***
- 18 1041 BOCKMAN ROAD-Yard Maintenance-***Owner cleared yard, there is a motor home stored in the back yard asking owner to contact Association regarding this and revisit in 30 days***
- 19 16173 VIA LUPINE-Building Maintenance-***Owner called and wanted more time, revisit in 30 days***
- 20 16176 CHANNEL -Inop/Stored Vehicle-***Refer to county and revisit in 30 days***

Variances 3/18/10:

1. 15824 Via Cordoba- Renew Fanciers permit for more than 2 dogs-***Approved***

Director Medeiros made a motion to approve the hearings and variances for February 22, 2010 and March 18, 2010, Director Carr seconded, the motion carried.

11.0 PUBLIC COMMENT

12.0 ADJOURNMENT- President Martins adjourned the meeting at 9:04 p.m.

Respectfully Submitted,

Margaret Wright
Secretary-Treasurer

Recorded & Transcribed By: Kathleen Harrigan,
Reviewed By: Nancy Van Huffel, Administrator, Kathie Ready, Resident