

# SAN LORENZO VILLAGE HOMES ASSOCIATION

## MEETING NO. 1205

### MINUTES

**1.1 CALL TO ORDER** - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, August 20, 2009. President Wulf Bieschke called the meeting to order at 7:32 p.m.

**1.2 SALUTE TO THE FLAG** – President Bieschke led the Board and the audience in the pledge of allegiance.

**1.3 ROLL CALL** – Directors Wulf Bieschke, Kathy Martins, Margaret Wright, Richard Ogg and Mel Medeiros, were present.

### **2. 0 MINUTES FROM THE PREVIOUS MEETING –**

Director Wright made a motion to table the minutes of the regular board meeting no. 1203, on July 16, 2009, and work session 1204 on August 5, 2009, until the next board meeting due to not having enough time to review them. Director Medeiros seconds, the motion carries unanimously.

### **3.0 COMMITTEE REPORTS -**

#### **3.1 Library Advisory Meeting Update-**

Director Wright reported that the committee had been discussing a mural for the library for several months. The group wanted an artist to come in and work with some local children and the community to design a mural. The County Art Commission originally had proposed a mural that would be approximately 2 feet by 3 feet at a cost of \$7,000; however the library committee thought this would be too small and way too much money for the project. They wanted a mural that could be seen throughout the library. However, the proposal for a larger mural came back at a cost of \$30K. . Director Wright subsequently recommended that the Association Board write a letter to the county Supervisors discussing the project. Further, she stated that the Art Commission had been resistant to changing any of its original recommendations.

#### **3.2 Community Engagement Committee**

Kathy Martins announced that the Community Engagement Committee meets the second Wednesday of every month at 6:30 pm in the Association's Community Hall. Martins thanked everyone for their participation in the evening's meet and greet. She announced that the next major event that her committee would be working on would be the Association's Annual Children's party in honor of Ophelia Bohannon. Volunteers are needed for this event. Anyone interested should contact the Association office or email [slzvha@aol.com](mailto:slzvha@aol.com).

#### **3.3 Hayward Area Recreational District (HARD) Advisory Committee**

Director Medeiros reported that both he and resident Betty Moose are San Lorenzo representatives on this committee. Part of what the committee has been doing is visiting different playgrounds that HARD maintains to monitor the condition of these sites for repairs,

upgrades and graffiti. Both he and Moose are in the process of visiting all the playgrounds/recreational sites in San Lorenzo. They will write up reports for each of the sites visited for final review/action by their committee and the HARD directors.

Medeiros reported that their inspection of Del Rey Park found that there were repairs that were needed to the play structures. They also noted a large volume of profane graffiti on these structures and the lighting was very poor. The inspection of the Arroyo Swim Center (which HARD maintains) uncovered many more problems. The men's dressing room and bathroom had leaking showers, which in turn made the floor slippery; the urinals were leaking; the wood was rotting or rotted in many places and the bathroom itself had very old fixtures which could pose safety hazards.

Medeiros said that their next park to inspect would be the "duck pond park" down at the end of Via Buena Vista. He noted that all residents are welcome to attend the committee meeting. If residents have any comments or ideas about what is needed for park upgrade in our area, please let him know.

A resident questioned who is responsible for oversight of HARD's bond money and the how it is used.

The Administrator said that the HARD advisory committee is the oversight committee for the Bond money. The money is used for capital improvements, not maintenance.

### **3.4 Economic Development Committee**

Director Medeiros reported that the committee discussed options for the vacant side of the Bockman property. They discussed senior housing or other options, however it does not appear there will be any concrete plans for that area in the near future.

The committee also discussed the San Lorenzo Farmers Market and its vendors. There were suggestions to get live music every weekend at this event and to try and attract local artisans to rent booths. The insurance required for the vendors is an issue. Current vendors are in a Co-operative, which allows them a discount on the insurance, however new vendors are subject to higher fees.

Director Medeiros stated that the Bohannon Organization is still working on a plan for the old Mervyns site. There was no additional information as to when they would finalize this plan or when they would be bringing their idea back in front of the Association Board.

## **4.0 COMMENTS FROM PUBLIC AGENCIES**

**4.1 CHP** -No officer was present, no report was left.

### **4.2 SHERIFFS DEPARTMENT-**

Sgt Brent Schuler apologized that he was unable to secure a car for the "Hot August Night" event that the Association hosted. Schuler reported that since the end of July through August 2009, his department has had three (3) proactive operations. In these operations, they have put additional

officers out in a patrol area looking for suspicious or criminal activity. To date they have arrested 18 people who were engaging in criminal activity. Last Friday officers arrested two (2) - 14 year olds who were caught graffiti "tagging" on the underpass in Ashland.

Upcoming events include the Cop Shop Barbeque on October 2, in Castro Valley. Tickets can be purchased in the Association office or at the Cop Shop. Another Flea Market benefiting the Cop Shop will be held on Sunday, August 30, 2009 in the old Mervyns parking lot. Contact the Cop Shop for either of these events at 510-667-7770. The Alameda County Deputy Sheriffs' Activity League will be hosting its first fundraising event tomorrow, Friday August 21, 2009 to support youth programs. The event will be held at the Chouinard Winery and Vineyard. The cost is \$50 a car load.

Resident Lisa Gudjohnson noted that several years ago, neighbors worked with HARD and the Sheriffs office to coordinate a flash light patrol for Del Rey Park. The park had become inundated with graffiti and loitering vagrants into all hours of the night. The sheriffs' office provided the volunteers with a number that linked them directly with patrol. This helped to get rid of the problem. Gudjohnson asked if something like this could be coordinated again. Sgt. Schuler said it may be possible; however he suggested that citizens flag down a beat officer on patrol when they know that there is a particular problem in an area, so that he can routinely patrol the area. Sometimes the officer will give a resident a direct line to contact if they see a problem when they are on patrol. Schuler urged residents to call in any graffiti they see or suspicious activity in an area.

Director Martins asked if the Sheriffs Department documents the tagging in the area. She has seen the same tagging over and over at the Del Rey Park. Sgt. Schuler stated that the documentation is done on a more individual basis. His department is trying to track more, but does not have a data base to do this yet; it is however, working with the Alameda County Public Works Department and Supervisor Lai Bitker's office to develop such a database wherein it could track specific tagging. However, nothing is finalized at this time.

A resident asked what happens to the youth that are caught graffiti "tagging" in an area. Sgt Schuler said that it depends on the parents, the situation, etc. The youth may get probation or community service. If they get caught in the "act" of tagging then the youth's parents are responsible for financing the clean up of the graffiti.

The Administrator stated that Association has caught children tagging on its property and with parent approval has made them do community service for the Homes Association (HOA).

Director Martins said that she called in four (4) youths at Del Rey Park who were no more than 14 to 15 years of age with large cans of beer, loitering. She gave dispatch descriptions of the youth and never received a call back. Sgt Schuler noted that unless you "request" a return contact, the officer will not necessarily contact a call you back, he will deal with the call and move to the next incident..

**4.3 Supervisor Lai- Bitker**— Staff member, Gene Calderon, reported that his office is working with the Alameda County Deputy Sheriffs Activities League (DSAL) and HARD to create a mobile recreation unit. They will be bringing this to all the unincorporated areas of Ashland, Cherryland,

San Lorenzo and Castro Valley. If residents attended last Saturday's Farmers Market they would have seen a huge bounce house and other items for youth that were available due to this partnership

Supervisor Lai-Bitker is also in preliminary discussions with Realtor Tom Clements about the San Lorenzo War Memorial at his property. Many residents have contacted Lai-Bitker's office asking that the memorial be placed in a more central, accessible area. Calderon said he would report back on the ongoing progress.

Director Medeiros noted that currently there is a hedge that is quite overgrown, and blocks the view of the memorial. He encouraged Lai-Bitker's office to continue negotiations with Clements, who has changed his mind about moving the memorial several times. Director Medeiros urged the Association to get a firm commitment from Clements on relocating this memorial as soon as possible. Director Wright stated that the Redevelopment Agency has been trying to work with Clements on this issue. It would be very helpful if Lai-Bitker could persuade Clements further.

Calderon said that the proposal for the BMX Track was passed by the San Lorenzo School Board on August 4, 2009. Final approval will be heard by the HARD board in the upcoming weeks. The Skywest Home Owners Association (HOA) is claiming that it was not informed of the School Board meeting. They are requesting the operator of the BMX track have a business plan in place. There has been no notice of a date when it will be heard by the HARD Board, Lai-Bitker's office would let the Association know when they are informed.

Director Martins said that the fact that the Skywest HOA is still objecting to this is ridiculous. The BMX operator has come before the Association Board and the HARD board on several occasions and has agreed to mitigate the concerns of the Skywest HOA each time. How many more concerns can Skywest create? She noted that the operator has already had a business plan in place, so this request from Skywest was irrelevant. Director Martins encouraged Lai-Bitker's office to let the Association know when the issue will be heard by HARD as soon as possible, so it can get the word out to our residents. She urged people to attend this meeting. This issue is important to our youth in San Lorenzo and has been stalled for several years.

**4.4 Zoning Enforcement Report** – The zoning officer was not in attendance. A monthly report was left on the back podium for all residents.

#### **4.5 Public Comment-Items Not on the Agenda-**

Resident Brin Williams of 15889 Via Del Sol, stated that he has issue with the new Outbuilding, Shed and Workshop Policy. He feels that the Association board is too restrictive in its policy and would like them to consider what the county has in place for these structures. Williams stated that the entire policy needs to be broader to accommodate a variety of needs for residents on various size and shaped lots.

Resident Eric Molina at 177 Via San Carlos asked what the results of the survey were on the maximum size of a shed for a standard lot. The Administrator noted that she received less than 300 surveys back, but would report the results on the web site. Molina said that he brought several individuals to the meeting and had them raise their hands, all wanted to see the maximum size of

the shed be increased to 240 square feet for a standard size lot. He too was concerned that the policy proposed for garage/outbuildings, sheds and workshops was too restrictive, and wanted a more open-ended policy.

## **5.0 FINANCIAL REPORT**

### **5.1 Approval of July 2009 Expenditures, including payroll-**

*Director Martins made a motion to approve the expenditures for July 2009, Director Wright seconds, the motion passes unanimously.*

## **6.0 ADMINISTRATOR'S REPORT**

### **6.1– Update on Policies-**

The Administrator noted that the front yard policy was approved at the July 2009 Board meeting and the Garage/Outbuilding Policy has the second draft published in the July/August 2009 newsletter. Residents will have 30 days to make comments and the item will go up for a vote before the Association board at its October 15, 2009 board meeting.

### **6.2 Other Informational Items-**

The Administrator reminded residents about the Alameda Deputy Sheriffs Activities League/HARD fundraiser for youth, tomorrow, Friday, August 21, 2009. There will be live music, appetizers and a silent auction. Honorary Guests include Sheriff Ahern and Supervisors Alice Lai-Bitker and Nate Miley. The cost is \$50 per vehicle.

## **7.0 OTHER BUSINESS (MOTIONS MAY BE REQUIRED)**

**7.1 Presentation from Hayward Area Recreational District (HARD), REGARDING PARKS IN SAN LORENZO-8PM TIMED AGENDA-** Larry Lepore, HARD Park Superintendent, said that he was at the meeting to listen to concerns that the residents and Board had regarding the various parks in the area. He noted that any concerns can be addressed directly to the HARD office from 9 am to 5 pm at 510-881-6700. If residents call after hours it will go to voicemail and be addressed the following day. Lepore announced that HARD has a kick-off celebration for the Ashland Youth Center Complex on Friday September 25, 2009 at 3:30 pm. The event is free and everyone is welcome to attend. Concept drawings for the new center will be available at this event and refreshments and entertainment will be provided.

Director Martins said that the condition of Del Rey Park has been a problem for quite some time. She provided pictures for Lepore and the audience. There has been graffiti with profanity on each of the play structures for quite some time. In addition to the graffiti there is a bubble window on one of the play structures that has been broken for several weeks. A child could fall through this broken window and/or cut themselves on the sharp edges. Director Martins noted that she takes her children to this park weekly and the broken window and graffiti have been there for at least two (2) months, without any changes. She is very disappointed in the maintenance of the HARD parks. She said that the Board has already written to Lepore regarding the condition of the bathrooms at the Mervyn Morris Park after Earth Day in April of this year. Those bathrooms were addressed; however Del Rey Park still needs attention.

Lepore stated that he would not make any excuses for HARD. He said that the pictures that Martins took, show a park that is in dire need of maintenance. He will be discussing these issues with the caretaker and the senior caretaker for Del Rey Park. The policy for any tagging or graffiti is that the caretaker is to respond and clean off the graffiti within 72 hours. The caretaker should have addressed this park a long time ago.

Director Martins asked if HARD could install better lighting at Del Rey Park with the bond funds that were passed in the last election. Lepore stated that all the HARD parks are posted from “dawn to dusk”; lighting would not be something they would fund at this time. HARD does not want to encourage any type of after hours loitering at these sites. Director Martins stated that Del Rey Park has very poor visibility even in the day time, and cannot be seen easily from the street. The way that it is configured, hides a majority of the park from view, and it could invite criminal activity due to this. Lepore stated that he will ask if additional ranger patrols can be set up for that area

A resident asked about the sand box in Del Rey Park. It still has a little bit of sand in it, but a majority of the sandbox is loaded with broken bottles and other trash. Lepore said that he will add this issue to the items he will be discussing with the park’s caretakers.

Director Medeiros stated that Betty Moose and he had forwarded their report to HARD on the Del Rey Park last month. Lepore stated that he had not seen the committee’s reports at this time. Medeiros said that this park needs a lot of improvements, there are no bathrooms and the lighting, the current condition of the structures and its sandbox invite crime to the area.

The Administrator asked why Lepore had not seen the report prepared by Medeiros and Moose on Del Rey Park. Lepore said that the reports will be addressed at the next HARD sub-committee meeting, which has not met again. The Administrator said that she is concerned with the ongoing maintenance of HARD’s parks. HARD was just approved for additional bond funding in the last election to purchase more property. If they cannot manage and maintain the parks and properties they currently have, how will they manage any additional land they acquire? The Administrator asked that Lepore consider coming back before the Association board within two (2) months and bring a plan for how they are maintaining the property they currently own.

Lepore noted that HARD has not escaped the budgetary problems that so many other districts, counties, cities and the State are dealing with. HARD currently has two (2) people who repair and maintain its parks. The parks are funded by tax rates charged to residents in its area. However HARD is considered a “special district” and as such is subject to what are called “ERAF” funds which the state has taken from HARD every year. Each year HARD’s budget is compromised by almost 50% due to these funds being taken by the state. Lepore stated that for years HARD has been trying to do more for its residents on less of a budget. He stated that he was not trying to make this as an excuse for a lack of maintenance, he was only trying to educate residents about the money that HARD receives and uses for its facilities and district. This is a constant challenge for HARD and HARD has always had a history of providing good parks and it wants to continue to do so.

A resident suggested getting a large corporation or business to adopt a park as is done on parts of the freeway. Another resident asked if HARD could coordinate neighborhood or student volunteers

with HARD staff, and the Alameda county sheriffs to help patrol parks as it did in Del Rey Park years ago. Lepore said he would take these suggestions back to staff to see if any of these things could be done.

A resident asked how the state could essentially “rob” these “ERAF” funds from the district. Lepore stated that HARD has fought in the past to try and recoup or cap these funds and has been stonewalled each time. They continue to lobby for a cap on how much the state can take.

President Bieschke reminded the audience that HARD meets the third Monday of every month.

## **7.2 Update on Alameda County Marijuana Proposed Ordinance-**

President Bieschke noted that the Association met with the County Board of Supervisors and staff at the last Unincorporated Services Meeting regarding the proposed changes to the Marijuana Ordinance. Many of the residents were not happy with these changes and so Supervisor Miley and Supervisor Lai Bitker tabled the item and asked that residents form a group and develop their own proposal. Bieschke noted that the group was headed by a Cherryland resident, Susan Beck, and met with several other community members to develop the following proposals for the new ordinance:

- Option 1: Regulated Delivery-only ordinance (no storefronts) with the following provisions to be considered:*
- a) Delivery services must be able to identify a legal and environmentally friendly source, third-party-laboratory tested for quality and safety.*
  - b) There must be reporting requirements and a doctor’s recommendation.*
  - c) Number of delivery services allowed will be limited, and adhere to all other guidelines regarding delivery services above.*
- Option 2: Regulated Delivery and Regulated Storefront operation, with limited on site distribution*
- a) Storefront operation with limited hours of operation*
  - b) Will provide alternative health services information on site and available to medical cannabis patients*
  - c) Paraphernalia for the use of medical cannabis and/or other drugs is prohibited on site.*
- Option 3: Regulated Storefront operation only*

There will be another community meeting to discuss these options, next Tuesday, August 25, 2009 at 6:30 pm, in the Association’s community hall. President Bieschke invited all residents to attend and offer their opinions about which option they would prefer. County staff will also be present at this meeting.

Resident Bob Lubert at 1553 Via Toyon asked why we have to allow these establishments in our community at all. President Bieschke stated that the voters approved Proposition 215 and the county is trying to comply with what the voters agreed to.

Resident Brenda Carr from 17256 Via Flores said that she does not agree with Ms. Beck being involved in any new changes for the Marijuana Ordinance. Carr stated that Beck publicly stated that she uses or has used marijuana for “recreational purposes”. She states that goes against the

law. Anyone involved in re-writing the ordinance with Ms. Beck is working with someone who publicly has admitted that she partakes in illegal activity and Carr did not condone any of these meetings or what the newly formed group is proposing. The changes that were outlined by the county were very good. They were changes that would help oversee these marijuana clinics and hold them accountable to new rules and restrictions.

Resident Lois Moser said that all residents who have been involved in the marijuana issue were emailed about the new group and its meetings. All meetings were open to the public and everyone was invited to participate. Moser pointed out that Ms. Beck was not the only one on the committee and if anyone had a problem with her participating they should speak with Supervisor Miley who initiated her involvement at the last Unincorporated Services Meeting.

**LIENS AND VIOLATIONS REPORT-**

The Administrator reported that there have been 20 liens released since the July 16, 2009 board meeting.

<b>July 2009</b>
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<b>Number</b>	<b>Violation</b>	<b># of Letters</b>
<b>1/19</b>	<b>Inoperable Vehicles in driveway</b>	<b>8</b>
<b>2/22</b>	<b>Recreational veh/trailer in driveway</b>	<b>14</b>
<b>6</b>	<b>Lack of Gen Maintenance</b>	<b>10</b>
<b>10</b>	<b>Lawn Height</b>	<b>41</b>
<b>11</b>	<b>Dead Trees</b>	<b>0</b>
<b>12</b>	<b>Overgrown Vegetation</b>	<b>0</b>
<b>13</b>	<b>Holiday Lights</b>	<b>3</b>
<b>14</b>	<b>No signs</b>	<b>0</b>
<b>15</b>	<b>Building Exterior</b>	<b>5</b>
<b>16</b>	<b>Dirt Accumulation</b>	<b>0</b>
<b>17</b>	<b>Attractive Nuisances</b>	<b>0</b>
<b>18</b>	<b>Lean/miss fence</b>	<b>0</b>

<b>Number</b>	<b>Violation</b>	<b># of Letters</b>
<b>20/7</b>	<b>Unpaved parking</b>	<b>8</b>
<b>21</b>	<b>Working on vehicles</b>	<b>1</b>
<b>23</b>	<b>Dogs/Cats more than 2</b>	<b>0</b>
<b>24</b>	<b>Barking dogs</b>	<b>3</b>
<b>25</b>	<b>Prohibited animals</b>	<b>0</b>
<b>26</b>	<b>Excessive noise</b>	<b>2</b>
<b>27</b>	<b>No Home Business</b>	<b>0</b>
<b>28/99</b>	<b>Other/ comments</b>	<b>7</b>
<b>30</b>	<b>Multiple Violations</b>	<b>8</b>
<b>31</b>	<b>Plans needed</b>	<b>1</b>
	<b>Total</b>	<b>111</b>

The Administrator noted that the Association continues to try and educate homeowners on the proper care and watering of front yard lawns that are dead or dying.

### **COMMENTS FROM BOARD MEMBERS**

Director Martins stated that you can find a current or past board member at every San Lorenzo Farmers Market. The Board continues to publish a weekly newsletter called the "Village Voice". She encouraged all residents to get out on the weekends and shop at this market. From now until October there will be a blow-up bouncer for kids in the lot adjacent to the market. This will occur the third Saturday of every month. Look in the Association's July/August 2009 newsletter for upcoming specials at the market for August and September.

Director Martins also announced the Women's Resource Night coming September 30, 2009 in the Association community hall from 5:30-7:30 pm. There will be refreshments provided and local women-owned businesses will be highlighted showing their products via booths. This is a chance for residents to come out and help support these businesses.

Each of the Board members thanked the residents for coming out to the "Hot August Nights" event and for staying for the board meeting.

Director Medeiros asked residents to become aware of what the East Bay Municipal Utility District (East Bay MUD), is doing with San Lorenzo's water. He stated that he got a letter that indicates that soon, our residents will be drinking "well water". He asked that residents be aware of any mail they get from the district and to call the agency directly to keep apprised of the situation. The State

is saying we are running out of water, and East Bay MUD is looking for ways to cut their costs and our community may be affected negatively by its decisions.

**10.0 HEARINGS AND VARIANCE ISSUES (Requires recommendation motion)**

**10.1 Hearing Dispositions-** No report, hearings will be held August 26, 2009 (report will be given in September due to Meet and Greet events)

**10.2 Variances-**No report, variance issues will be reviewed on August 26, 2009 (report will be given in September due to Meet and Greet events)

**11.0 PUBLIC COMMENT-** None

**12.0 ADJOURNMENT** President Bieschke adjourned the meeting at 9:29 pm

RESPECTFULLY Submitted,

Margaret Wright

Secretary-Treasurer Recorded & Transcribed By: Kathleen Harrigan,

Reviewed By: Nancy Van Huffel, Administrator, Kathie Ready, Resident