

# SAN LORENZO VILLAGE HOMES ASSOCIATION

## MEETING NO. 1246

### MINUTES

**1.1 CALL TO ORDER** - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, May 19, 2011. President Kathy Martins called the meeting to order at 7:42 pm

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

**1.3 ROLL CALL** – Directors, Kathy Martins, Margaret Wright, Wulf Biescke, and Art Wydler, Diane Wydler were present.

### **2.0 MINUTES FROM THE PREVIOUS MEETING** –

Director Wydler makes a motion to approve the minutes from Meeting #1244 on April 21 and work session agenda #1245 on May 17, 2011, Director Bieschke seconds.

Discussion: Art Wydler made the following correction to the April 2011 minutes and work session agenda on May 17, 2011:

*For Association meeting 1244: Agenda item 6.5 references an attachment, which is not attached to the actual minutes but is filed and available in the Association office.*

*Work session 1245 should stipulate in the annotated agenda that the meeting moved to executive session at 9:15 p.m. and ended at 9:49 pm*

Director Diane Wydler wanted clarification as to what was referenced by "annotated minutes", President Martins stated that the reference to "annotated minutes" for the work session are merely the notes and not complete minutes that are taken at these type of meetings. They reference who was present, the agenda, the time the meeting started and when it ended.

***Director Wydler made a motion to approve with the minutes form Meeting #1233 on April 21, 2011 and the work session agenda #1245 on May 7, 2011 with the noted amendments, Director Bieschke seconds, motion carries unanimously.***

### **3.0 COMMITTEE REPORTS** -

**3.1 Community Engagement Committee-** President Martins apologized that there was no meet and greet prior to the meeting this month. There will be a meet and greet prior to the next board meeting on June 16, 2011 and the theme will be connected to the local Farmers Market and representatives who will be present.

President Martins stated that the Association's Earth day event was a success. She thanked the Alameda County Redevelopment Agency for contributing \$5000 to the event and for Supervisor Chan's office for supporting the event, as well as all the volunteers from the community and the schools. Martins stated that the Alameda County Sheriff's department once again played an integral part of this event, providing staff, vehicles and coordination of the event. There were approximately 270 residents who came out to help. Martins stated that

the You-Tube event had only one entry, next year they will try and solicit more participation with the help of other agencies.

President Martins invited residents to attend the next Community Engagement Committee which is held the second Wednesday of each month, the next being June 8, 2011. The group will be preparing for its next big event which is the Halloween Parade and Extravaganza.

**3.2 Friends of the Library-** Director Wright reported that they are working on the membership and they now have 85 members. She invited all to join, the fee is only \$5.00 per membership. Wright also reported that the group had heard from the branch manager and the county has solicited architects to bid on the expansion.

Director Wright noted that there will be a summer reading program at the library once again for the youth in the area. The library is partnering with the school district to get this information to the public. The group now has a webmaster that it is working with and will be on line with a web page very soon. It is also looking into sponsoring a soft ball team next year as well.

**3.3 HARD (Hayward Area Recreational District) Advisory Committee-** Director Art Wydler reported that the Via Toledo property that was purchased by HARD late last year and to date has had all the hazardous materials removed from the property. HARD will be demolishing the buildings at the site within the next few months. There are currently no funds available to put a park in at this site, thus it will sit idle for an unspecified amount of time.

Director A. Wydler stated that there is an ongoing issue with the upkeep and condition of the bathrooms for all HARD parks, the committee has been looking into this problem. He discussed the problem about the ducks at the San Lorenzo park at the end of Via Buena Vista. Wydler gave a history on how the district has tried to control the duck and geese population. He noted that every few years they are able to work with fish and game to remove or relocate these animals, however there is no way to track whether they stay at their "relocated sites" or come back to the park. HARD is working on an education program regarding these birds and is planning to increase the signage at the park informing park goers to refrain from "Feeding the Animals". Their next meeting is scheduled for June 6, 2011.

Resident Mel Medeiros asked what HARD was going to do with the WW funds. Director Wydler stated that HARD has been asking residents to let them know how they want to spend those funds. He stated that he has not heard anything from residents thus far.

Medeiros asked that the duck pond get a new aerator/pump for the pond. The water is very dirty and it would improve the area.

President Martins suggested a water park for the area.

Resident Keith Barros stated that there have complaints about the duck pond from many people. Is there a way to check to see how responsive HARD has been to these complaints? Is it also possible to see how much maintenance is being done to the bathrooms?

President Martins noted that the bathrooms at the "Duck Park" are always open and she has never seen them properly maintained. She encouraged residents to complain.

Another resident suggested that HARD look into using the WW funds for programs for "at-risk" youth and for older residents.

### **3.4 Library Advisory Committee-** No report

### **3.5 Redevelopment-**

President Martins stated that the state is holding off from taking redevelopment money from local jurisdictions for the time being, however, there is no guarantee they will not act on this at a later date. Bohannon has not signed an agreement with the prospective stores to move to the Village Square. They have not been able to get a major "box" store to sign a letter of intent. Martins stated that they are still trying to encumber monies for the project and in the end it all comes down to whether the numbers will work for the project in order to develop it. She continues to contact Bohannon to get an update from him.

President Martins stated that the lot at 997 Grant (the corner of Washington and Grant) is being purchased by PGE. They are amenable to having the unused portion of this lot to be used for commercial development.

President Martins reported that the board members and some former board members found an extra million dollars in money for San Lorenzo. They did this by looking at businesses in and around our borders to see if tax dollars were being allocated properly. Several businesses were found. Many of these businesses were located across from Kennedy Park. All the sales taxes from these businesses will now be credited to our area. She thanked everyone who helped investigate and locate these business/funds.

Martins said that a lot of residents have voiced their concerns about the 1 million dollars in redevelopment funds being allocated to the Lorenzo Theater for exterior paint/renovations. Martins stated that when the group was looking at where to place funding the Lorenzo Theater project was part of the priority list for funds. The 1 million dollars which was earmarked for the theater was part of a grander project that included several million, 10 million which was earmarked for the Library and other community projects. The fact that the Lorenzo Theater project started, was not that it was the "top" priority, but rather a project that was ready to move forward on within their list of funding projects. Martins noted that some of the funds are being used to beautify the entrance at Via Alamos and Grant Ave will have a new sign welcoming residents to San Lorenzo. This project should be finished within a few months.

**3.5 Unincorporated Committee-** Director Wright reported that the group had a power point presentation from the Sheriff's department about the alcohol ordinance. It was very well done. Bill Lambert was also present and spoke about economic development in our area.

The next meeting will be Wednesday, May 25, 2011 at 6:30 pm.

President Martins asked whether Sgt. Scheuler would be presenting anything on the alcohol ordinance at the present meeting. He stated that he would like to come back to the board and do a presentation in June 2011.

**3.7 Youth Collaborative-** Diane Wydler reported that this coming Saturday on May, 21, 2011 there will be an event for youth about teen pregnancy at the Ashland Community Center, called "Let's Chat". She said it was noted that teen pregnancies are quite high in our unincorporated area. They will have food and refreshments at this presentation and some music groups playing to help attract as many youth as possible.

Director Wydler stated that they also got an update on the new Ashland Youth Center and were shown plans for the building which would not be complete until December 2012.

Wydler further reported that HARD and DSAL are sponsoring obesity in youth and will have an exercise program this summer. They will have lunch programs and are looking into a walking club at the Via Buena Vista (Duck Park) in San Lorenzo. The Boys and Girls club also has some summer programs. Some scholarships are available for funding.

Wydler stated that the League of Women voters will have a presentation in June 2011 on Juvenile Violence. This will be held at the Castro Valley library. She has flyers on the back table related to all the events she reported on.

#### **4.0 COMMENTS FROM PUBLIC AGENCIES**

**4.1 CHP--** No officer was present. President Martins suggested that the Association send an email encouraging the importance of the CHP's participation at the board meetings, since it has been sporadic for quite some time.

**4.2 Sheriff's Department-** Sgt Scheuller reported for Deputy Stewart who was out of town on another assignment. He gave statistics for the past month. Burglaries have increased in all areas, and have been substantially higher in San Lorenzo, this past month. The Hesperian Corridor, from Grant to Bockman has been hit especially hard. He urged residents to lock their doors, garages and gates and to report any suspicious activity.

Scheuller stated that his department presented the Alcohol Fee Ordinance to the Castro Valley MAC (Municipal Advisory Committee) and at the Unincorporated Meeting. He asked that the Board add his presentation to its June 2011 meeting. He would need no more than 20 to 30 minutes and would be available for questions at that time. President Martins stated that the board would put him on the agenda for June.

Resident Lisa Gudjohnsen asked that the Sheriff's patrol the end of Via Alamos at Via Nube. It has become a place where people are meeting and there is suspicious activity. Scheuller stated that he would look at the area and increase patrols.

The Cop Shop Flea Market will be held on June 5, 2011 Mervyn's parking lot. They will be barbecuing tri tip and it will be a great event.

**4.3 Supervisor Wilma Chan's Office--**Gene Calderon, staff for Supervisor Chan introduced their newest staff person, Kevin Cunningham. Cunningham said that he started at the end of March and said he just recently did a presentation at San Lorenzo High School related to asthma-start. Chan just gave \$100,000 to start these asthma education programs at the school level.

President Martins asked if Chan's office has more graffiti kits, the Association needs some additional kits, as well as what the status was of the neighborhood watch signs and stickers.

Calderon stated that most of the watch signs have been installed there may be a few left- 10 to 15, they can install these whenever neighborhood watch groups start up in the area. He will look into the stickers and the graffiti kits.

Resident Keith Barros asked what Cunningham's position was at the Supervisor's office. Cunningham stated that he is managing the field office in San Lorenzo and is in charge of dealing with transportation issues. Kevin is managing the field office in San Lorenzo and transportation issues. Resident Lisa Gudjohnsen, asked if Cunningham could look into getting a four-way stop sign at the intersection of Via Alamitos and Via Coralla.

President Martins asked if Chan's office or the county has a contract with the Farmers Market. Redevelopment has been asked but they state they do not have it. This the third year, and each year a new manager is assigned to the market. Calderon stated that he will see who has the contract, he will be talking to Bill Lambert about this. They have talked with Pacific Coast (PCF), the managing company about a different day and other ideas to attract more residents. Managers for PCF have a high turnover according to the company, often staying for only one to two years, even at the more established markets, like the one in San Leandro.

**4.4 Zoning Enforcement Report--** A report was left for the board and members present..

#### **4.5 Public Comment-items not on agenda**

COMPRES representative, Avrey Desai stated that after July 1, 2011 will not be funded for this area. The closest alcohol prevention program will be in Union City. Her group will be appealing to the Board of Supervisors on June 7, 2011 and asked that the Board and the residents send letters of support stating the importance of the alcohol and drug services that they support for our part of the county. Desai said they have a template letter that residents can use to send to their Supervisor's office. President Martins stated that COMPRES provides important services for our county and would like the board to write a letter.

### **5.0 FINANCIAL REPORT**

#### **5.1 Approval of April 2011, including payroll-**

***Director Bieschke made a motion to approve the April 2011 financial report.***

***Director D. Wydler seconded. The motion carried unanimously***

## **6.0 OTHER BUSINESS (MOTIONS MADE MAY BE REQUIRED)**

### **6.1 Town hall meeting information/approval of process for hiring Administrator-**

President Martins stated that they have received approximately 40 resumes and they will be accepting applications until May 31, 2011. On June 1, 2011 they will selecting the top individuals to interview and will be holding these interviews on June 6-9, 2011 and possibly a few other days, depending how many resumes they accept for this part of the process. The test will be a two-part test, one hour test on the computer testing writing and accounting skills, in which an independent moderator will administer and then a one hour interview with approximately 12 questions. They will not be having the final top two or three candidates interviewed in a public forum as was suggested in the Board's town hall meeting, the board did not feel this was fair to the potential Administrator. The Board will be looking at the best candidate for the position and not whether they reside in the Association or not. The Board will be focusing on administrative, legal, accounting, and computer experience as well as other requirements that were outlined in the job description .

***Director A. Wydler made a motion to approve the process for hiring the Administrator, Director Bieschke made a second. The motion carries unanimously***

**6.2 Update on the CC&R process-** Director Art Wydler reported he has six residents who have requested to participate on the CC&R Ad hoc committee. He will announce the committee membership at the June 2011 Board meeting. The main purpose of this committee is to look at the language and to see if there are ways to clarify the language and incorporate new language or adopt new policies to explain certain aspects of the CC&Rs. Ultimately the group would be looking at whether it would be better to incorporate all the CC&Rs into one document or to keep the 46 sets separate. Wydler stated there are many current issues that are not addressed in the CC&Rs such as solar panels, artificial lawn and other issues. This will be a long process and will need dedicated people to help develop it.

Resident Lois Moser asked whether the Davis Sterling will have some changes in the coming year. President Martins stated that there have already been some preliminary changes. She gave Moser a website to look into this further.

President Martins noted that the entire board will be attending a training event tomorrow related to common interest development lawcourse.

**6.3 Biketastic Fun Festival-June 4, 2011-** President Martin asked the board to participate and sponsor this event which will be held at Grant Elementary School in San Lorenzo. The fee to sponsor is \$25.00.

***Director Wright moved that the board sponsor and attend the Biketastic event and donate \$25.00. Director A. Wydler seconds, the motion carries unanimously.***

**7.0 LIENS AND VIOLATIONS** There were 2 liens released since the last board meeting.

<b>April</b>		
<b>Number</b>	<b>Violation</b>	<b># of Letters</b>
1/19	Inoperable Vehicles in driveway	5
2/22	Recreational veh/trailer in driveway	10
6	Lack of Gen Maintenance	4
10	Lawn Height	61
13	Holiday Lights	5
14	No signs	0
15	Building Exterior	4
18	Lean/miss fence	0
20/7	Unpaved parking	5
21	Working on vehicles	1
23	Dogs/Cats more than 2	0
24	Barking dogs	0
25	Prohibited animals	0
26	Excessive noise	0
27	No Home Business	0
28/99	Other/ comments	8
30	Multiple Violations	13
31	Plans needed	1
	<b>Total</b>	<b>126</b>

**9.0 HEARINGS AND VARIANCE ISSUES (Requires recommendation motion)-**

- 1 16044 VIA SEGUNDO - Stored Vehicle-Lack of Maintenance and Fine Review-*Fine reduced to \$50 from \$500 and owner asked to keep all violations cleared from property to avoid reactivation of fine process/collection*

- 2 17004 VIA ANDETA -Inop/Stored Vehicle and Fine Review-***Fine reduced to \$25 from \$100 and owner asked to keep property violation free to avoid reactivation of fine process/collection***
- 3 654 VIA PACHECO -Lack of Maint/ Garage Door broken/debris in driveway-***Owner contacted Association, given 10 days to correct violation or will be fined \$100***
- 4 16182 VIA MEDIA- Inoperable / Unlicensed Vehicle in the front or side yard-***Removed vehicle, checking with owner regarding truck in driveway and status\ of registration or will bring back to hearing***
- 5 15913 VIA ALAMITOS -Inop Stored Vehicles/window broken/yard maint.-***Fine and send to collections***
- 6 17064 VIA ALAMITOS - Vehicle Parked on lawn- ***Fine and send to collections***
- 7 997 HACIENDA - Yard Maintenance-***Lawn mowed, but owner asked to edge and clear weeds from garden***
- 8 17009 VIA PERDIDO - Yard Maintenance-***Close, violations cleared***
- 9 17020 VIA PERDIDO -Yard Maintenance-***Owner given 30 days and wants to come back to hearing***
- 10 17203 VIA MAGDALENA- Multiple Violations-***All violations cleared closing***
- 11 771 BOCKMAN -Yard Maintenance-***Lawn mowed, will monitor for 60 days***
- 12 1026 VIA PALMA- Yard Maintenance- ***Lawn mowed, will monitor for 60 days***
- 13 1149 VIA DOLOROSA -Building Maintenance-***Roof condition-Closed no violation***
- 14 1018 BOCKMAN -Yard Maintenance- ***Lawn mowed, will monitor for 60 days***
- 15 17263 VIA CHIQUITA -Multiple Violations-Fine Review -***Reduce fine - Fine reduced to \$25 from \$100 and owner asked to keep property violation free to avoid reactivation of fine process/collection***
- 16 17357 VIA MELINA -Inop/Stored Vehicle-Fine Reivew- ***Fine reduced to \$50 from \$500 and owner asked to keep all violations cleared from property to avoid reactivation of fine process/collection***
- 17 17472 VIA ANNETTE - Trailer 36 hrs+-***Owner given 30 days to correct and then will fine if not corrected.***
- 18 1900 VIA NATAL - Yard Maintenance-***Owner mowed lawn, will monitor for 60 days***
- 19 857 VIA ENRICO -General Maintenance of Property-***Lawn mowed, but asking owner to edge and water***
- 20 17026 VIA MARGARITA - Multiple Violations/INOP/YARD-***Cleared/closing***

#### VARIANCES

1. 16106 Via Pinale- Solar Panels- ***Approved.***
2. 16066 Via Primero-Side line graduating property line fence-***Approved***

***Director A. Wydler makes a motion to approve the Hearings and Variances, Director Bieschke seconds, the motion carries unanimously***

## **9.0 PUBLIC COMMENT-**

Resident Keith Barros asked that when interviewing potential candidates for Administrator that the board be aware of how important it is to get someone to represent the Association at county and local boards and meetings. CC&R's are important, however, someone who is able to represent the needs of San Lorenzo is also a very important element.

## **10.0 BOARD REPORTS-**

Director Art Wydler- Ruth who was part of the HARD advisory had a stroke and Wydler encouraged anyone who knew her to keep her and her family in your thoughts.

Director Wright noted that at the NAG meeting they recently found out about COMPRE's funding. She encouraged residents to write letters to their Supervisors as soon as possible

President Martins stated that anyone who has ideas or concerns about the Administrator's position is welcome to email her. She also re-announced that the board is committed to its membership and in serving to the best of its abilities and that is why the entire board will partake in an 8 hour training session on Association law.

**11.0 ADJOURNMENT** - President Martins adjourned the meeting at 9:24 pm

**RESPECTFULLY**

**Submitted, Margaret Wright  
Secretary-Treasurer**

**Recorded & Transcribed By: Kathleen Harrigan,  
Reviewed By: Nancy Van Huffel, Administrator**