



The Atchison Riveter

The Riveter is now available online, in color, at www.atchisonvillage.org

It's Election Month!!!!

This is an important month in the life of our Corporation. This month we elect 11 people to the Board of Directors. They will represent us and make decisions that affect us all. There are two events for your attention:

Candidate Night, Monday, May 13, 7:00 p.m. – Candidates for the Board will speak, explain why they are interested in serving on the Board and tell you why they are qualified.

Elections and Annual Membership Meeting, Wednesday, May 22 – Come vote for the Board Candidates of your choice. Polls are open from 7:30 a.m. til 7:30 p.m. Annual Membership Meeting begins at 8:00 p.m.

A quorum, 63 Members, must be present to conduct business.

**Please!! No Parking In Front
of the Gates on
West Bissell
and West
Chanslor**



**¡Por favor! No
se estacionen
enfrente de las gates en
West Bissell y West
Chanslor.**

Rules About Making Noise

Richmond Planning Code says:

- On **weekdays**, no use of power tools for construction or gardening between 9:00 p.m. and 7:00 a.m.
- On **weekends**, no use of power tools for construction or gardening between 7:00 p.m. and 9:00 a.m.

Reglas sobre el Ruido

El Código de Planificación de Richmond dice:

- De Lunes a Viernes no pueden usar herramientas de construcción o jardinería entre las 9:00 p.m. y 7:00 a.m.
- En fines de semanas; no pueden usar herramientas de construcción o jardinería entre las 7:00 p.m. y 9:00 a.m.



Thanks To....

Susan Bernard, Patti French, Sylvia Hopkins and Shelby Sampson for volunteering to sign folks in to the Nominations Night Meeting. Without volunteers, what would we do?



May 2013 Sewer Lateral Update

In April we had yet another sewer lateral crisis, this time on block #2, where the 4" line goes from 148/150 Collins out to the street where it connects to the City's main. Luckily, Bay Hawk, Inc. was again able to come to our rescue and fix the problem, this time before the pipe had leaked enough to require a Hazmat team to come clean up the spill.

After this emergency has been dealt with, we will replace the laterals coming from the 4 units in that building so we can apply for grants for them. At present, we are waiting for the \$28,067 in grant money we applied for in March and are preparing the grant applications for the 12 block #1 units on Collins Court and Collins Street that we replaced in April.

This summer we are still planning to do a large sewer lateral replacement project to include about 60 units. The Sewer Lateral Committee will meet in mid-May to firm up our plans, that is, **IF** there are no more emergencies that draw funds away from the larger scope of work we need to accomplish this year.

Meanwhile, if you suspect there might be a sewer leak, a broken pipe, or any other sewer problem anywhere in your area, please inform Robert Stupack immediately, and he can have it assessed. Catching a sewer lateral problem before it becomes a crisis can save our Village thousands of dollars!

Mayo 2013: Actualización de los Desagües Laterales

En Abril tuvimos otra crisis con los desagües laterales. Esta vez fue en el bloque 2 donde la línea de 4" va de 148/150 Collins a la calle donde se conecta con la línea principal de la ciudad. Por suerte, Bay Hawk, Inc. fue de nuevo capaz de venir en nuestra ayuda y solucionar el problema, esta vez antes que la tubería se hubiera filtrado como para requerir un equipo Hazmat para venir a limpiar el derrame.

Después de esta emergencia ha sido tratado, vamos a sustituir los laterales provenientes de las 4 unidades en el edificio para poder solicitar subvenciones para los estas unidades. Actualmente, estamos a la espera por \$ 28,067 en dinero de la

History Corner For Sale ???

Early in 1959, Delis family' Enterprises contacted the AVMHC Board about selling Atchison Village to their company. They owned the Liberty Village property (AV Annex) next door as a rental business, up 'til 1998. In February of '59, with the approval of President Edward Collins, Nick Delis wrote directly to each member, concluding that the two projects should be run as one. He made a financial offer he said "approximates triple the return of your original investment in two years of ownership." The offer included liquidating the Corporation and having his company assume its liability to the Government. He was hoping 75% of the membership would accept his offer and the rest would have to go along. Instead, by the April Board meeting, Directors did not bother to answer a letter from Mr. Delis, saying he "has had previous notification that the members are not interested in his offer."

Submitted by Marie Kochaver. Thanks to Karen Fitch.

Ancon de Historia De Venta???

A principios del 1959, la empresa Delis Family' Enterprises contacto a la Mesa Directiva de AVMHC sobre la venta de Atchison Village a su compañía. Ellos eran dueños de la propiedad de Liberty Village al lado como un negocio de aquiler, un hasta el 1998. En Febrero de '59, con la aprobación del Presidente Edward Collins, Nick Delis escribió directamente a cada miembro, concluyendo que los dos proyectos se deberían ejecutar como una sola. Él hizo una oferta económica, dijo "se aproxima a triplicar el retorno de su inversión original en dos años de propiedad." La oferta incluía la liquidación de la Corporación y con su compañía asumía su responsabilidad con el Gobierno. Tenía la esperanza que 75% de los miembros aceptarían su oferta y el resto tendrían que estar de acuerdo. En cambio, en la reunión de la Mesa Directiva de Abril de Administración no se molestaron en responder a una carta del señor Delis, diciendo que "ha tenido notificación previa de que los miembros no estaban interesados en su oferta."

Submitido por Marie Kochaver, gracias a Karen Fitch

subvención cual se aplicó en Marzo y estamos preparando las solicitudes de subvención para el bloque de 12 unidades # 1 en Collins Court y Collins Street que se han sustituido en Abril.

Este verano todavía estamos planeando hacer un proyecto de reemplazo de laterales grande para incluir 60 unidades. El Comité de los Desagües Laterales re reunirán en los mediados de Mayo para concretar nuestro planes, eso si no hay otras emergencias que atraen fondos fuera del ámbito más amplio de trabajo que necesitamos para llevar a cabo este año.

Mientras tanto, si usted sospecha que puede haber una fuga de alcantarillado, una tubería rota, o cualquier otro problema de alcantarillado en cualquier lugar en su área, por favor informe a Robert Stupack inmediatamente, y él puede tener que evaluarse. La captura de un problema lateral de alcantarillado antes de que se convierte en una crisis puede salvar nuestro Village miles de dólares!



Missed The Global Permit Meeting?

Wanting to catch up?? A DVD recording of an hour of the Global Permit Meeting on April 22 will be available in the office to borrow.

Board Contact Info

(please cut this out and save it)

Marcos Alvarez – President	688-7654
Karen Wargo – Vice President	236-3611
Ron Kane – Sec./Treas.	730-3099
Carol Gould	Leave message in office
Wendy Schwartz	774-9500
Joe Clark	914-5580
Colin Piper	Leave message in office
Mely Villicana	415-368-4339
Victoria Sawicki	237-3987
Karen Skowronek	235-7817 (6-10 p.m.)
Jane Mills	Leave message in office

Motions For March

Motion RE03132013.03 – that the Hall Committee conduct fact finding on improved sound and projection systems. The motion passes.

Motion RE03132013.04 – that nuisance barking is defined as barking, whining or howling in a manner that is persistent and occurs for an extended period of time or on a repeated basis. When determining if barking is a violation, consideration will be given to the time of day, duration and frequency of barking. We strongly encourage members to communicate with each other first and then write a log of barking occurrences before presenting them to the board for fact finding. The motion passes.

Motion RE03132013.05 – that members be notified by the Corporation when it receives complaints about barking. If the barking is determined by the Board to be a public nuisance, either through fact finding or a hearing, the member responsible may be required to change the conditions for housing the animal, may be levied a fine or in the case of extreme, repeated or continual violation may be required to give up the animal. The motion passes.

Motion RE03132013.06 – to use Ron Kane’s figures as a starting point for the Hall Committee accounts. Unanimous.

Motion RE03132013.07 – to update bylaws by sending them to the attorney for review to suggest critical updates. The motion passes.

Motion RE03132013.08 – to accept the agenda for the April Nominating Meeting. Unanimous.

Motion RE03132013.09 – to adopt K. Wargo’s suggested beneficiary form after sending it to an attorney for review. Unanimous.

Motion RE03132013.10 – to not opt out of the Light Green energy program and to investigate the ramifications of Deep Green program. Unanimous.

Motion RE03132013.11 – to increase the monthly transfer for insurance payments to \$9333 per month to cover the increase in insurance costs. Unanimous.

Motion RE03132013.12 – to allow the National Park Service to have an event featuring AVMHC or Richmond history as sanctioned by the Board. The motion passes.

Motion RE03132013.13 – to permit Luz Alvarez-Martinez to put up a paper directory listing skills and trades available within AVMHC, but to include a disclaimer that this does not indicate that the Board in any way sponsors or endorses this list. Unanimous.

The Atchison Village Newsletter is published monthly by a member committee with board over-sight. Its purpose is to satisfy motion I-26 (1969) to provide the Village information to members. To fulfill that motion, the Newsletter Committee will edit articles for accuracy, clarity and length. By Board instruction, we do not print opinion pieces, classifieds involving money or fictional writing. Please limit your article to 200 words or less. You can submit articles to the corporation office, or e-mail them to avmhc2@yahoo.com.

Deadline: 25th of each month.



Richmond Main Street Presents:
EVERY 1st Friday Farm Stand
12noon - 2pm

May 3 Reduce your Carbon Footprint
with EasyGo

June 7 Seedlings Give-Away
& gardening tips with Happy Lot Farm & Garden

July 5 Bike Fix-In:
Bike Parking & Repair Workshop by Rich City Rides

August 2 Rethink Your Drink:
Bike-powered smoothie booth by Urban Tilth

FREE! Community Green Space Park
Harbour Way & Macdonald Ave.
farm-fresh produce, wholesome snacks,
healthy meal recipe ideas, info. booths,
activities for kids, and more!

For more information
Call (510) 236-4049
Visit www.richmondmainstreet.org

Logos for Happy Lot Farm & Garden, Urban Tilth, and other partners are visible at the bottom.

The Art of Spring Faire

Saturday, May 4, 2013 11:00 a.m. to 5:00 p.m.

Pt. Richmond Community Center

139 Washington Avenue, Point Richmond

Local Artists will be exhibiting and selling their original works including:

Original paintings, Note cards, Fabric art, Book making, Water, acrylic and encaustic paintings, Prints, Small sculptural & metal art, Garden items, Framed photographs, Books by local author

Join us and find your special Mother's Day gift!



Begins Thursday, May 9th, 4:00 – 7:00 p.m.

Continues each Thursday until September

Atchison Village Mutual Homes Corporation

Part of the Rosie the Riveter National Historical Park

Collins and Curry Streets

Richmond, CA 94801

510-234-9054

Closed Bid Auction

Open on April 29, 2013

Close on June 12, 2013 at 4:30pm

Open house: Sunday May 26, 2013 from 1:00pm to 4:00pm.

Historical Background

Built in 1941 by the U.S. government as housing for shipbuilders during the World War II, the 450 units of Atchison Village were designed with open spaces and a garden setting to foster a sense of community. In 1956 the government put the property up for sale and the residents raised the needed \$50,000 down payment to purchase the property for \$1.5 million dollars. With that, AVMHC became a California cooperative. It is a not-for-profit entity that is managed by a Board of Directors. For a complete description, go to the following website: <http://www.rosietheriveter.org/parkav.htm>.

For pictures of the unit go to Postlets.com and search by address. Unit may be viewed between April 29th and June 12 by visiting the Atchison Village office (office hours: 9:00 a.m. – 12:00, 1:00 – 4:30 pm.).

Following is the information on the unit.

323 West Chanslor Ave. Richmond CA 94801

Starting Bid is \$35,000

2 bedrooms, 2 story, one bath, end unit, shed in fenced back yard, includes partial pantry, newly renovated kitchen and bathroom, nearly new stove and refrigerator, all new plumbing and electric, extra linen storage. Comes with an assigned parking space near unit.

The bid process is as follows:

1. Bids must be delivered to the office by the closing date and time.
2. All bids must be in a double envelope. Place a sheet of paper with your bid amount, name and contact information (address, phone, email) written on it, and a good faith cashier's check, inside a sealed envelope. Place this envelope inside another envelope, which is also sealed. Note "Auction Bid" and address of unit on the outside of both envelopes.
3. The good faith cashier's check must be 1% of the bid amount. Personal checks will not be accepted and will void bids they accompany. Make check payable to AVMHC.
4. Bids will be opened at the first General Board meeting after the close of the bid process.
5. The envelopes will be opened in front of the Membership.
6. The highest bid will be selected.
7. The bidder has 90 days to obtain the remaining money and pass a Membership screen.
8. If the bidder fails to meet the requirements, the good faith money is forfeited and the second bidder will be contacted to see if they are still interested.
9. The same 90-day guidelines apply to any bidder and the process will continue until someone is able to follow through successfully.
10. If no one is able to meet the requirements or follow through successfully, the unit will go out for bid a second time.
11. Good faith bid money for those unsuccessful in the bidding will be returned.