



The Atchison Riveter

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

As a service to our community, the AV Board of Directors allows clubs and members of Atchison Village to contribute to the Riveter. Since the primary purpose of the Riveter is to provide information, the newsletter committee reserves the right to edit articles for accuracy.

Let's Talk!

We will be having a round table discussion on **Wednesday, November 15 at 7:30 p.m.** in the Hall about the need for hiring a **Community Manager**. All members are invited to come and share their thoughts and concerns about this topic.

Tendremos una discusión de mesa redonda el **miércoles 15 de noviembre a las 7:30 p.m.** en la sala sobre la necesidad de contratar a un **Administrador de la Comunidad**. Todos los miembros están invitados a venir y compartir sus pensamientos e inquietudes sobre este tema.

Madeline Marrow, for the Board of Directors

Social Club News

Game Night: Bingo, Lotteria, Card Games, Checkers, Board Games!

Friday night, November 10th at 7:00 p.m. in the Hall.

Snacks, hot chocolate to buy.

Prizes & "white elephants" can be donated at event.

Mark your calendar for the Holiday Party on December 16th.

Our thanks to the Encore Players for the play presentation last month. Halloween was enjoyed by many. Gracias to all who helped with that event.



Noche De Juego Loteria; Juegos de Cartas Juego De Damas Juegos De Mesa en el Salon Viernes 11/10 a las 7:00 p.m.

Habra aperitivos y chocolate caliente para comprar Puede donar algo para aser intercambio de regalos para un evento

Marca tu calendario para las fiestas de Diciembre 16.

Nuestras gracias para los que isieron la presentacion el mes pasado la Fiesta de Halloween fue disfrutada por varios gracias por quien ayudo

Milly Frederick



Have You Replaced Your Plumbing?

The Village is trying to put together a database of units that have had their plumbing redone. If you had yours done, or you know that the previous member of your unit did, can you please call the office and let us know? This information is very helpful for our reserve study. (234-9054)

¿Ha reemplazado su plomería?

El Villaje está tratando de hacer una base de datos sobre las unidades que han reemplazado su plomería. ¿Si usted lo hizo, o sabe que el miembro anterior lo hizo, podría por favor llamar a la oficina y dejarnos saber? Esta información es muy útil para nuestro estudio de reserva. (234-9054)

Walk About – Looking At Trees

The next AV Walk About is scheduled for November 6. The focus will be on determining which trees will need professional attention this Fall.

And Now, A Word From Our Attorney

Some members of AVMHC have made the argument that AVMHC functions as a landlord and, therefore, should be obligated to do the things that a landlord would do or is required by California law to do. This is a misunderstanding of the role of the corporation and the applicability of the law. AVMHC is not a landlord and the members of the corporation who live in the Village are not its tenants. The members are owners of interests in the corporation, with accompanying rights to live in the premises under the terms and conditions set out in their Mutual Ownership Contracts and the corporate Bylaws (referenced in the Mutual Ownership Contracts). Section 8 of the Bylaws emphasizes that status by giving the Board of Directors the right to terminate a membership when the members fail to abide by the requirements of the Bylaws and their Mutual Ownership Agreements.

Because they are not tenants, landlord tenant law does not generally apply to the relationship (the only exception is that once a member is terminated for breach of the agreement and is no longer a member the corporation has the right to use the

landlord-tenant laws to evict the former member from the premises.).

The provisions of the Mutual Ownership Contract specify what repairs and corrections the corporation has the responsibility of performing and what repairs and corrections the member has the responsibility of performing and/or paying for themselves.”

Y ahora. Una palabra de nuestro abogado.

Algunos miembros de AVMHC han argumentado que AVMHC funciona como propietario y, por lo tanto, deben estar obligados a hacer las cosas que el propietario haría o que la ley de California exige. Este es un malentendido del rol de la corporación y la aplicabilidad de la ley. AVMHC no es un propietario y los miembros de la corporación que viven en el Village no son sus arrendatarios. Los miembros son propietarios de intereses en la corporación, con los derechos correspondientes para vivir en las instalaciones bajo los términos y condiciones establecidos en sus Contratos de Propiedad Mutua y los Estatutos Sociales (mencionados en los Contratos de Propiedad Mutua). La Sección 8 de los Estatutos enfatiza ese estado al otorgarle a la Junta Directiva el derecho de dar por terminada una membresía cuando los miembros no cumplan con los requisitos de los Estatutos y sus Acuerdos de Propiedad Mutua.

Debido a que no son inquilinos, la ley de inquilino no se aplica generalmente a la relación (la única excepción es que una vez que un miembro es despedido por incumplimiento del acuerdo y ya no es miembro, la corporación tiene derecho a usar las leyes de arrendador e inquilino para desalojar al ex miembro de las instalaciones).

Las disposiciones del Contrato de propiedad mutua especifican las reparaciones y correcciones que la corporación tiene la responsabilidad de realizar y las reparaciones y correcciones que el miembro tiene la responsabilidad de realizar y / o pagar por sí mismo ”.

Jeff Allen, Attorney

Why You Might Not Get The Agenda For The Monthly Board Meeting Delivered To Your Door

The board packet, including the agenda, for the October 11 board meeting, did not arrive in the office until 3:00 p.m. on Friday, October 6. At that time the sole person working in the office had to prepare 12 copies of the board packet and make sure they were delivered to each board member. There was not time to make 450 copies of the agenda and get them folded and arrange for delivery.

It is worth noting that, by law, we do not have to deliver agendas to each unit. We may post it in a public place and make copies available to those who want it.

We cannot promise that we won't run into this problem again. Should you want to ensure that you receive an agenda promptly you may fill out a form, available in the AV office, that will permit Collins Management to email you an agenda.

It is also posted in the kiosk outside the front fence and copies are available in the office.

Smoke Alarms!

The law requires that homes in Richmond have a smoke alarm in each bedroom and a smoke alarm and carbon monoxide detector on each level.



We are in a hot, dry season and the fire hazard is high. Have you installed your protection?

¡Alarmas de humo!

La ley requiere que las viviendas en Richmond tengan una alarma de humo en cada habitación y una alarma de humo y detector de monóxido de carbono en cada nivel.

Estamos en una estación cálida y seca y el peligro de incendio es alto. ¿Has instalado tu protección?

A Little Bit About AV's

Free Wireless

It's still a work in progress, but is available in some parts of the Village.

A message comes up when you connect to that says Security Recommendations. One of the City network guys said it's like connecting at Starbucks. If you are using an Apple device and keep the operating system updates up to date you're fine. If you are using a PC it's best if you have a firewall in place.

Wendy Schwartz

Un poco sobre El Internet Gratis en AV

Todavía es un trabajo en progreso, pero ya esta disponible en algunas partes del Villaje.

Cuando se conecte un mensaje saldrá que dice Recomendaciones de Seguridad. Uno de los chicos de la red de la Ciudad dijo que era como conectarse en Starbucks. Si está usando un dispositivo Apple y mantiene actualizadas las actualizaciones del sistema operativo, está bien. Si está usando una PC, es mejor si tiene un firewall en su lugar.

Wendy Schwartz

Pet Committee Report

The **Pet Committee** had a table at the October Yard Sale & Bake Sale, where we sold some treasures and gave away dog food. We now have about \$130 on hand, enough to spay or neuter three feral cats @ at Fix Our Ferals. If you have a stray in your courtyard, please call 510 932 6832. We will help trap the cat and get it to FOF. It's a trap-and-release system, so the cat will return. Please help prevent litters of unwanted kittens!

Elizabeth Whipple, AV Pet Committee



Working the yard sale



What Can You Borrow From Maintenance?

The Maintenance Department can only lend a wheelbarrow, post hole digger or a bolt cutter. Any other equipment is not lendable.



Please do not come into the maintenance yard or approach a worker to borrow these items. They must be checked out through the office.

¿Qué puede tomar prestado del mantenimiento?

EL departamento de mantenimiento solamente puede prestar una caretila, un cavador de hoyos para postes o una cizalla. Cualquier otra herramienta no se puede prestar.

Por favor no entre a la yarda de mantenimiento o aproxe a un trabajador de mantenimiento para tomar prestado estos artículos. Deben entrar a la oficina para anotar la herramienta que va tomar prestada y firmar.



Earthquake Home Hazard Hunt

Recommendations from FEMA for reducing earthquake hazards in your home

Your earthquake home hazard hunt should begin with all family members participating. Imagination and common sense are all that are needed as you go from room to room imagining what would happen if the earth and house started shaking. Anything that can move, break, or fall when your house starts to shake is a potential hazard.

What would happen to heavy furniture, fixtures, and appliances?

Look at tall bookcases and shelves. How much would fall off the shelves? Would the whole bookcase topple, or is it anchored to the wall? Anchor bookcases and other top-heavy furniture to wall studs using flexible fasteners (e.g., nylon straps) and lag screws. Do you have hanging light fixtures or plants? Could they swing and hit a window or swing off their hooks? As a minimum precaution, transfer hanging plants from heavy clay

pots to lighter ones and use closed hooks on all hanging items.

Check for possible flying glass.

- Replace glass bottles in the medicine cabinet and around the bathtub and shower with plastic containers.
- What kind of latches are on your kitchen cabinets? Consider replacing magnetic "touch" latches with ones that will hold the cabinet doors shut during an earthquake. In some cases, a lip or low barrier across shelves may prevent breakables from sliding out.
- Where do you sit or sleep? Anchor heavy mirrors and pictures over beds, chairs, and couches with wire through eye screws into studs. Locate beds away from windows.

Think about fire safety. Remove all flammable liquids, such as painting and cleaning products, to outside storage area. Be sure these items are secured on their shelves or stored away from heat sources and appliances, particularly your water heater and furnace. Secure gas lines by installing flexible connectors to appliances. Is your water heater secured? Metal straps can be used to fasten your water heater to the wood studs of the nearest wall.

CERT Team

Búsqueda de Peligros en Casa en Caso de Terremoto

Recomendaciones de FEMA para reducir peligros de terremoto en su casa

Su búsqueda de peligros en casa en caso de terremoto debe comenzar con la participación de todos los miembros de la familia. La imaginación y el sentido común son todo lo que se necesita a medida que avanzas de una habitación a otra imaginando lo que sucedería si la tierra y la casa comenzaran a temblar. Cualquier cosa que pueda moverse, romperse o caerse cuando su casa empiece a temblar es un peligro potencial.

¿Qué pasaría con muebles pesados, accesorios y electrodomésticos?

Mire estanterías y estantes altos. ¿Cuánto se caería de los estantes? ¿Se derrumbaría toda la librería o estaría anclada a la pared? Ancle las estanterías y otros muebles pesados a los montantes de la pared usando sujetadores flexibles (por ejemplo, correas

de nylon) y tornillos tirafondo. ¿Tiene lámparas colgantes o plantas? ¿Podrían columpiarse y golpear una ventana o colgarse de sus anzuelos? Como medida de precaución mínima, transfiera las plantas colgantes de masetas de barro pesadas a las más livianas y use ganchos cerrados en todos los artículos colgantes.

Verifique si hay vidrio volando.

- Reemplace las botellas de vidrio en el botiquín y alrededor de la bañera y la ducha con recipientes de plástico.
- ¿Qué tipo de pestillos hay en los gabinetes de tu cocina? Considere reemplazar los pestillos magnéticos "táctiles" por otros que mantendrán cerradas las puertas del gabinete durante un terremoto. En algunos casos, un labio o una barrera baja a través de los estantes puede evitar que los elementos rompibles se salgan.
- ¿Dónde te sientas o duermes? Ancle espejos pesados e imágenes sobre camas, sillas y sofás con alambre a través de tornillos en los pernos prisioneros. Ubique las camas lejos de las ventanas.

Piensa en la seguridad contra incendios. Retire todos los líquidos inflamables, como pintura y productos de limpieza, hacia el área de almacenamiento exterior. Asegúrese de que estos artículos estén asegurados en sus estantes o almacenados lejos de fuentes de calor y electrodomésticos, particularmente su calentador de agua y su horno. Asegure las líneas de gas instalando conectores flexibles en los electrodomésticos. ¿Su calentador de agua está asegurado? Se pueden usar correas metálicas para sujetar el calentador de agua a los postes de madera de la pared más cercana.

Equipo CERT

The Damp / My Poor Couch

After long days, you plop down on your couch to relax. One day you notice a faint bothersome odor. But you're tired and forget about it. Over time the smell intensifies and you realize its mildew. You check and find the back of your comfy couch is wet and stinky.

More than one of us have discarded a couch that became mysteriously mildewed. The wetness crept in through the back, jumping from condensation on an exterior wall.

At Atchison Village we live with fluctuating temperatures that bring condensation everywhere, including our exterior walls. If furniture is up against a wall it may soak up some of that condensation. And if the wall can't breathe because it's smothered by a couch, the wall becomes moldy too. So all of us are responsible for making sure we watch out for and prevent mold from damaging our walls.

The mold growing on your couch and wall isn't dangerous. It just smells awful. A while back there was a bit of a panic about it, especially about the dreaded so called "black mold." Two years ago Atchison Village hired a mold specialist to evaluate one of our units; the experts found there was nothing dangerous.

In fact, the CDC does not recommend sampling for mold in your home no matter what color it is because no toxic levels of any type of mold have been identified. [cdc.gov](http://www.cdc.gov) explains that molds have been on earth for millions of years and are everywhere; molds find you outside, attach to your clothes, your shoes, or your pets to hitch a ride inside. Molds can even grow in dust—all they need is moisture.

A solution is to **ventilate**, pull furniture away from walls and be sure to keep air circulating through open windows in warm weather. Fans, dehumidifiers, air conditioners, and heaters can all help. One article (<http://www.healthguidance.org/entry/14254/1/Using-Your-Heating--Dos-and-Donts.html>) suggests keeping your thermostat at 60-65 to maintain your building above the dew point at which mold can start to grow; it also suggests **opening windows** wide for half-one hour in the morning and closing them leaving a quarter inch gap to allow for ventilation. **If you do find mold, simply clean it up with soap and water or a solution of 1 cup of bleach to 1 gallon of water.**

Another contributor to potential moisture problems comes from the dirt floors of the crawl space under all our homes. Soil naturally contains moisture and because of cooler temperatures in the shaded crawl space, warm air entering it quickly cools, causing increased humidity. This leads to condensation under the floor and vapor diffusion through flooring and even into the framing and walls. Some Village members have elected to install vapor barriers under

their homes to mitigate this particular moisture source.

Also, we were built without an adequate drainage system given we are on what was a salt water marsh. So many of our homes collect water in crawl spaces during the rainy season and need sump pumps. The Village is working on long-range planning toward mitigation of drainage issues where we can.

Thank you all for doing your part in this major issue at Atchison Village.

Linda Ardakani

AV History Corner

RESERVES

A current member of the Board of Directors asked about early rents and reserves in Atchison Village Mutual Homes Corporation.

Reserves were required among the Covenants, Conditions, and Restrictions contained in the Deed of Trust which was dated February 26, 1957 and in effect for at least twenty years. It required, amidst lots of other legal language, that the Trustor (AVMHC) "shall establish and maintain a reserve for all taxes and special assessments next due that are levied or to be levied against the Project, plus the premiums that will next become due and payable on the policies of insurance described in paragraph 8 herein."

Also the "Trustor shall establish a reserve for repairs, maintenance and replacement for the Project in an amount equal to Seven Thousand Eight Hundred and No/100 Dollars (\$7,800) ..." excluding janitorial, utility, or managerial services.

As well as "the Trustor shall establish a reserve for vacancy and collection losses for the Project in an amount equal to One Thousand Eight Hundred Seventy-Two and No/100 Dollars (\$1,872.00)"

And "the Trustor shall establish a reserve for the subsequent acquisition of rights of use and occupancy in dwelling units in the Project in an amount equal to Six Thousand and No/100 Dollars (\$6,000)"

We found the first operating budget called for a "Reserve for Contingencies" of \$37,411.93 for a period of one year.

By November of 1958 the Attorney reported that the Corporation had five reserve accounts in place, basically covering those requirements. Each was to be held in a "Special Reserve Account" or invested in government obligations, separate and apart from other funds.

A deep search into the corporate records would be required to see the policies and practices about reserves over the years. The Planning Committee projections for fiscal 1993 did report that the "Replacement Reserve Fund is seriously underfunded." In 2007 dues were raised by \$31 a month to be dedicated to the AV structural components, as defined by a reserve study. The funds were to be removed only by 75% of the Board. Again the dues were raised by \$23 beginning January 2014 were specifically to increase reserves. Outside professionals have been hired several times to create Reserve Studies which focus on an analysis of the physical property and financial needs beyond routine annual or monthly expenses. We can assume more such planning will be needed in the future.

Submitted by Marie Kochaver

Esquina Historial de AV

RESERVAS

Un miembro actual de la mesa directiva pregunto sobre los alquileres y las reservas anticipadas en Atchison Village Mutual Homes Corporation.

Se requirieron reservas entre los Pactos, las Condiciones y las Restricciones contenidas en la Escritura de Fideicomiso que estaba fechada el 26 de febrero de 1957 y en vigor durante al menos veinte años. Exigía, en medio de muchos otros términos legales, que el Fideicomitente (AVMHC) "establecerá y mantendrá una reserva para todos los impuestos y las cuotas especiales próximas que se cobren o se cobren contra el Proyecto, más las primas que se convertirán en vencidas". y pagadero en las pólizas de seguro descritas en el párrafo 8 aquí "

Además, el "Fideicomitente establecerá una reserva para reparaciones, mantenimiento y reemplazo del

Proyecto por un monto equivalente a Siete Mil Ochocientos and No / 100 Dólares (\$ 7,800) ..." excluyendo servicios de conserjería, servicios públicos o gerenciales.

Además de "el Fideicomitente establecerá una reserva para pérdidas por desocupación y cobro para el Proyecto por un monto equivalente a Mil Ochocientos Setenta y Dos y No / 100 Dólares (\$ 1,872.00)"

Y "el Fideicomitente establecerá una reserva para la posterior adquisición de derechos de uso y ocupación en unidades de vivienda en el Proyecto por un monto equivalente a Seis Mil y No / 100 Dólares (\$ 6,000)"

Encontramos que el primer presupuesto operativo requería una "Reserva para contingencias" de \$ 37,411.93 por un período de un año.

Para noviembre de 1958, el abogado informó que la Corporación tenía cinco cuentas de reserva establecidas, que básicamente cubrían esos requisitos. Cada uno debía mantenerse en una "Cuenta Especial de Reserva" o invertirse en obligaciones del gobierno, separadas y separadas de otros fondos.

Sería necesario realizar una búsqueda profunda en los registros corporativos para ver las políticas y prácticas sobre las reservas a lo largo de los años. Las proyecciones del Comité de Planificación para el año fiscal 1993 informaron que el "Fondo de Reserva de Reemplazo está seriamente subfinanciado". En 2007, las cuotas se incrementaron en \$ 31 por mes para dedicarlas a los componentes estructurales AV, según lo definido por un estudio de reserva. Los fondos debían ser eliminados solo por el 75% de la Junta. De nuevo, las cuotas recaudadas en \$ 23 a partir de enero de 2014 fueron específicamente para aumentar las reservas. Profesionales externos han sido contratados varias veces para crear estudios de reserva que se centran en un análisis de la propiedad física y las necesidades financieras más allá de los gastos anuales o mensuales de rutina. Podemos suponer que se necesitará más planificación de este tipo en el futuro.

Enviado por Marie Kochaver

(Please cut this out and save it. Use the Emergency Number to contact Collins Management when the Office is closed.)

<i>Emergency Number</i>	510-262-1795
Madeline Marrow – President	778-1021, madelinemarrow@gmail.com
Kathleen Good – Vice President	Leave message in office
Linda Ardakani – Sec./Treas.	lindaardakani@icloud.com
Luz Alvarez Martinez	444-3020
Elizabeth Cobey	Leave message in office
Ritchie Cook	ritchieatchison@yahoo.com
Jose Correa	Leave message in office
Lucero Garcia	luceroavillage@gmail.com
Maria Teresa Hernandez	Leave message in office
Connie Hibbard	conniehibbard@gmail.com
Helan Smith	412-0896

Office Hours:

Monday - Friday
9:00 a.m. – 12:00
1:00 – 4:30 p.m.

Chris Baetge: M-Th, Fri. a.m.
Maria Peña: T, Th, F afternoons
Alicia Becerra: M,W,F a.m.

Work Order requests may given by phone, phone message (24 hour), email or in person. Maintenance staff is on duty from 8:00 a.m. – noon, 1:00 p.m. – 5:00, Monday – Friday.

Richmond Police Non-Emergency Number:

510-233-1214

In an emergency always call 911

Motions For September

Motion 09132017.02 to approve new member: Miriam Senturia, unit 537. Motion passed.

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. Translations in languages other than English are for your convenience only. In the event of a legal dispute, the English version will prevail. You may submit articles to the corporation office, or e-mail them to avmhc2@yahoo.com. **Deadline: 20th of each month.**