



The Atchison Riveter

The Atchison Riveter is available online at www.atchisonvillage.org. The AV Board of Directors welcomes members' comments and contributions, in English or Spanish. Send submissions to RiveterCommentsAV@gmail.com or drop off at the AV office.

Water Savings Bonanza

In September there were a number of positive changes in AV's water situation, thanks to Kristin Bowman from EBMUD; Mary Phelps, a staunch AV ally from the City's Water Resources Division; Bob Jones from our AV board and water committee; and our GM Jim Rueter.

Kristin and Bob both proposed ways to more readily determine the source of a leak when EBMUD sends us an alert, making it easier to locate and address problems.

Kristin also provided us with 450 free toilet test-kits so every toilet in the Village can be assessed for leaks. Now that the kits have been distributed, our maintenance department can replace the defective flaps as leak reports come in, saving water and money for us all. In addition, Jim asked EBMUD if they could provide low-flow showerheads for units that don't have them. They will do so once they know how many we need.



Members are therefore urged to fill out the questionnaire on toilet leaks and low-flow showerheads and put it in the black box outside the office. The sooner the office has your response, the sooner leaks can be repaired.

Thanks to Mary Phelps, AV is receiving a 32.6% reduction on our 2020 sewer tax because of our landscaped common areas, which soak up that percentage of the water we use. This lowered our property tax by \$78,287. Mary has also amended our sewer account to make that 32.6% discount automatic from now on.

More good news: As Atchison Village has taken water conservation to heart, our water use has declined from 84,748 gallons a day in June to 71,293 gallons in August, a savings of 13,455 gallons a day. Keep up the good work, AV!

—Elizabeth Claman for the AV Water Committee

Electric Vehicle Charging in AV

In September, the board voted unanimously, with one abstention, to accept a Marin Clean Energy (MCE) proposal to install four level-2 electric vehicle (EV) charging stations in AV. The board had received 51 comments in favor, 9 against. Level 2 (240 volts) can give a full charge in less than three hours; level 1 (120 volts) can take more than 12 hours.

This installation and technical support are absolutely free to AV, courtesy of MCE. The ongoing costs will be paid for by the users of the stations. At present 9% of the vehicles in the MCE area are electric. Note that BMW has announced that soon, 12 of its 25 models will be electric, and Governor Newsom has ordered that no new gas-powered vehicles can be sold in California after 2035. If a change to EV is hard to imagine, remember that five years ago, it was hard to imagine 100 AV units with solar panels, which we have today.

Many members have asked where the stations will be placed. This will depend on the MCE engineer's report, which we expect to receive soon. I will keep you informed.

—Ritchie Cook

How to Check Air Quality in the Village

With fires everywhere, you may be interested in air quality. Did you know you can monitor the air quality *in Atchison Village* using a website? The measure of tiny particulate matter (PM 2.5) a way to evaluate levels of smoke and other particulates (like those produced by the refinery and by traffic).

- Go to www.richmondairmonitoring.org (managed by Chevron)
- Click on "Measurements"
- On the right, where it says "Benzene," click the down arrow to switch to "PM 2.5"
- You'll see a graph with the recent levels of PM 2.5. The values for "Community Site B" are from a monitor here in Atchison Village.

How can you tell if the number you see is bad or good? Use this PM 2.5 chart as a reference:

<12 = good [<50 AQI]

12.1-35.4 = moderate [51-100 AQI]

35.5-55.4 = unhealthy for sensitive groups [101-150 AQI]

55.5-150.4 = unhealthy [151-200 AQI]

This article contains information from Miriam Senturia with editing by Janey Skinner.

President's Report, October 2020

In the month since our General Manager started, AV has made progress on several fronts.

We are pursuing our appeal with the County Assessor's Office concerning sudden adjustments in some members' property tax bills, which may be in violation of Prop 13. (Our appeal was put on hold because of the shelter-in-place.) There is no guarantee that the appeal will be successful, but we will do our best.

Meanwhile, do not ignore notices from the Assessor's Office. If you receive a notice requesting proof of primary residence at your unit and do not respond you may lose homeowner tax credits. Please feel welcome to contact the Village office if you receive a notice from the Assessor's Office.

Market conditions created by COVID-19 have forced qualified contractors to cut their rates. AV will take advantage of the competitive bids to address major maintenance issues, such as paving parking lots. One of our contractors gave us a 50% discount on paving work due to a last-minute cancellation. Some of lots were still in fair or good condition, so they were resealed rather than repaved.

Windows replacement is a high priority. Progress has slowed somewhat because of waterproofing issues for our buildings. Competitive bids for windows have been submitted. Members can expect to receive notification about new windows as work starts.

The caulking on the siding around many AV windows was done inappropriately, reducing its ability to shed water; some of our windows also have dry rot. After water-envelope work is done, all siding will get a low-pressure rinse with an anti-fungal solution and be brushed. This will help control mold and mildew and reduce the toxic ash from the wildfires.

(continued next page)

Pest-Control Program

Rodent infestations have grown in the Village. AV engaged a pest-control company for \$1000/mo, for one year, to cover exterior pest control of all buildings. Members will receive notices for three phases of work:

1. Patch the screens for our crawlspaces.
2. Set exterior mechanical rat traps, one for each side of every building at the foundation. The traps will be secured in boxes so humans and pets cannot access them. When the company comes to clean the traps, it will provide limited in-home treatments for members with persistent problems. Data about the rodent sites will facilitate a Village-wide reset to eliminate their population.
3. Spray an OMRI-certified organic oil called Essentria IC-3 on foundations to kill bugs. Its active ingredients are 10% rosemary oil, 5% geraniol (an alcohol derived from rose oil, palmrosa oil, and citronella), and 2% peppermint oil. This product will not harm pets or people.

--ZW

Stay Safe

The neighborhood has experienced a spike in armed robberies. Please be vigilant and stay safe when outside. AV has been in contact with the police and is working on better security cameras and possible lighting upgrades to better see perpetrators and the cars they drive.

Who Says There's No Such Thing as a Free Lunch?



What: Prepared meals for anyone in need

Dates: Tuesdays and Thursdays, October 1-29, 2020

Time: 11am – 1pm

Location: RPAL parking lot (enter at 23rd Street and Exchange Place)

How: Drive-through pick-up, walk-ins OK; Masks required for service.

More info: www.richmondmainstreet.org/meal-giveaway/

Would you be interested in having meals available right here in Atchison Village? If so, please email me at aljatav@sonic.net. I am an AV resident who volunteers with RMSI, and I would like to bring this program even closer to home!

—Alexis Jensen

President's Report, continued

Atchison Village has submitted its 2019 tax return on time.

In August, some members of the board met with staff at the Richmond Rent Program, who claimed that AV member-owners are tenants and the corporation is their landlord. They alleged that our Mutual Ownership Contract "fits squarely" with the definitions of a Rental Housing Agreement under the Richmond rent control law. If we are found to be under the purview of the rent board, AV will owe about \$57,000 per year in fees. Our attorney is preparing a response and the board will discuss the options we have at the October board meeting.

It is important not to take the progress made this year for granted. It will continue to take hard work to develop responsible, stable growth as a mutual homes corporation. It will also take more work to include people of different races, ethnicities, education, and background so that the board and its committees reflect the diversity of the community.

Please consider joining a board committee. Applications are available through the office.

As a volunteer president, I am committed to be as available to members as I can. My new routine is to focus on Village business on Tuesdays and Fridays. Please send all Village-related communication to avboardpresident@gmail.com.

—Zak Wear, Board President

Member Comments

Your comments about Riveter articles could be in a future issue. Comments, in English or Spanish, must be 50 words or less. Comments that are inappropriate or contain misinformation will not be run. Your comment may be edited for length, spelling, or grammar, and will include your full name.

Please submit any comments to the Village office or email the Riveter committee at RiveterCommentsAV@gmail.com.



A Message from the AV Social Club

After seven months of COVID-19, wildfires, and national chaos, people want to get out and socialize. We are planning safe celebrations for Halloween (see below) and the holidays. Please email us at AV_Social_Club@yahoo.com with any holiday ideas.

—Milly Frederick, AVSC President

A Socially Distanced Halloween: October 31, 3:30 pm

- RSVP by Sunday, October 25 (see below).
- The event is open to **Atchison Village families only**.
- Children must be accompanied by an adult or older teen.
- Face masks and social distancing required.

We'll start with a Halloween Parade: Meet in front of the AV Office at 3:30 pm. All are encouraged to wear costumes and to bring a decorated (carved, painted, etc.) pumpkin. We will take a picture of each participant. After the parade there will be snacks, and kid participants will receive a bag of treats. Games may follow, weather permitting.

We need volunteers. Can you help? We also need donations of snacks (individually wrapped and sealed, nothing homemade), items for the goody bags, and cash to purchase supplies. Monetary donations can be given to the Social Club officers or deposited in the AV Social Club checking account at the AVCU. Donated goods can be dropped off at Yan's and Vincent's home (10 W. Chanslor) between 10/10 and 10/25.

RSVP for the AVSC Halloween Event 10/31/2020, 3:30 pm

Return this form to the black box outside the gate in front of the AV Office, or send the same information by email to: AV_Social_Club@yahoo.com.

Name: _____

Phone # / Email: _____

Address: _____

Number of children participating: _____

_____ **(Optional) I would like to volunteer or donate (details)**

Meet Your Neighbors—Aurelio and Maria Ramirez



Have you noticed an elderly man in a white straw Stetson walking around the Village with a cane or walker? That's Aurelio Ramirez on one of his two or more daily constitutionals. At 94, he says, he's "got to keep moving."

Aurelio first arrived in the US from Mexico in 1950 "to pursue the American dream." He eventually landed a job with the Santa Fe Railroad (now BNSF), and saved enough to return to Teocaltiche, Jalisco, in 1960 to marry Maria, his long-time sweetheart. Immigrant visas in hand, they left Mexico, traveling north on a Greyhound bus.

When an uncle mentioned a housing development near the railroad in Richmond, where Aurelio could walk to work across what is now the Richmond Parkway, he checked it out. Atchison Village "was affordable, and the community was small and well-maintained. At first sight, we knew it was where we wanted to live," he said. Together they raised three children in a two-story unit, moving later to a three-bedroom unit. Their son Robert (Bobby) bought a home in AV, and their two daughters, Elsa and Martha, live with their families not too far away.

After 40 years with the railroad, Aurelio retired. He accepted a short assignment as a gardener at AV. Residents recall both his good work and good humor. As for Maria, after raising their children, she says she has been "raising Aurelio," as well as caring for their home and garden.

Aurelio often sits on his front porch "to catch the late afternoon sun." Maria sometimes joins him. When talking about the past, she says that the Village "was an oasis for us when the children were growing up." That was when it was called Atchison Woods for the many trees lining the streets. In the 56 years they have lived here, they have made many friends and seen many changes; however, all things told, "AV is still our oasis."

Next time you see Aurelio on one of his daily walks, you might pause for a moment to say "hi" or share a few words.

—Diana Hume

Please Update Your Information

AV is adding electronic communications so we can more quickly get information to members. (Written notices will still be provided.) Your email address will not be shared without your permission. Please fill out this form and return to the office, or email your info to laly@atchisonvillage.org

Name: _____

Unit #: _____ Email: _____

Board Meeting Summary, September 2020

This is an informal summary, only. The official minutes of the September 9, 2020, board meeting will be available from the AV office once approved.

Board President Zak Wear thanked several people for their efforts for AV, including board and staff members, Breana George for assistance with Spanish interpretation, and Elizabeth Claman for leadership on water issues. Zak also reported meeting with Chevron to get them to pay the thousands owed AV for hosting their air monitors.

General Manager Jim Rueter reported on several projects underway, including:

- Staff have mowed some lawns without charge to improve appearances.
- Bids are being accepted for window replacement and washing the siding.
- Arborists are being consulted about a “forest plan” for the Village.

The **Finance Committee** reported that we are under budget so far this year and that delinquency notices are again being sent. The **Parking Committee** reported that two large lots and three small ones are being repaved, along with a new set of spaces off Garrard (six lots in total). The **Water Committee** reported on several important activities (see page 1). The **Tree Committee** reported that a resident may adopt a tree through Groundwork Richmond on a neighbor’s property if they lack space in their own yard.

Credit Union Proposal to Expand into Library: The advisory vote among members was 82 in favor, 62 against. Allen Schaaf from the Credit Union board said that the AVCU needs to hire more staff and that about 95% of AVCU’s members are members of AV, family members of AV members, or former AV members. Board members noted that there are few specifics available about what the expansion might entail, that the library is often used, and that there may be other options for the AVCU to gain space. The board voted to begin talks with the AVCU about the possibility of adding the library space to their lease, with those talks to include examination of other options.

Board Policies: The board voted to approve an amended policy on board-member responsibilities and to table decision on an updated code of ethics and confidentiality policy. (These are available from the office.)

New Charging Stations: See related article, this issue.

Volunteer(s) Needed: Help Administer Board Meetings

The board is seeking volunteers to be admins for the monthly Zoom board meetings. You don’t need to be terribly technical, but you do need to be familiar with Zoom. The task involves muting and unmuting speakers, and keeping track of who wants to speak during the meeting. Please contact Tara at taraatchisonvillage@gmail.com if you are interested.

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Hello, Village Gardeners

Our group is working to expand home-grown food in AV. We would welcome you to our October meeting, Wednesday, 10/21, at noon on Zoom (ID 5104102437).

Last month we discussed moving from Victory Gardens to farm-to-table, using common areas in the Village to produce food for more families, and organizing small orchard co-ops to build community and save money.

There is so much to learn. Come and get your hands dirty! We would be glad to see your garden and what you have been up to, and we may set up a tour of Village gardens.

—Connie Hibbard, Co-chair



Any Round-Robins 'Round Here?

Writers'-Artists' Group isn't bird watching but discussing a sweat-equity round-robin *collective*: a small group that helps a select Villager for three hours, with each getting a turn. Help could be with baby-sitting, gardening, errands, reading aloud, Zoom how-to, and others – extra credit for your ideas!

To discuss, drop or mail a note to 293 Curry, or email me at meganctimberlake@gmail.com, saying how to contact you about our next AV Round Robin Zoom meeting. Okay to include your needs and skills.

—Megan Timberlake

Does Your Unit Need a Sump Pump?

AV Maintenance is assessing the need for new sump pumps. If you do not have one under your unit, please fill out the form below and return it to the black box in front of the office.

I/we do not have a sump pump under my/our unit:

Unit number: _____ Address: _____

Name: _____

Best way to contact me: _____



(For emergency repairs, please contact Jim Rueter, 805-815-8105 or jim@atchisonvillage.org.)

In a life-threatening emergency call 911.

Board Members	Contact Info
Zack Wear, President	zakwear@gmail.com
Esthela Diaz, Vice Pres.	510-418-0835
Tara Ayres, Sec.-Treas.	510-730-9976 taraatchisonvillage@gmail.com
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Martha Gruelle	marthagruelle744@gmail.com
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Atchison Village office

510-234-9054
avmhc2@yahoo.com

Richmond Police Non-Emergency: 510-233-1214

Animal Control: 925-335-8300

The Atchison Riveter is published monthly with board oversight to provide information to Village members. The Newsletter Committee edits articles for accuracy, clarity, and length (under 300 words is preferred). We do not print opinion pieces, classifieds involving money, or fictional writing. In the event of a legal dispute, the English version of this newsletter will prevail. You may submit articles to the corporation office by email: RiveterCommentsAV@gmail.com

Deadline: 20th of each month.

Office Hours
by appointment only:

Tuesday and Friday
9 am – 2:30 pm and 3:30 pm – 4:30 pm

Contact Alicia Becerra or Xitlaly (Laly) Ramos for an appointment: **510-234-9054, alicia@atchisonvillage.org, or laly@atchisonvillage.org**

Work Order requests may be given by phone, voicemail, or email. Maintenance staff is on duty 8 am – 5 pm, Monday – Friday, except lunch hour (noon - 1 pm) and holidays.