



# The Atchison Riveter

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

## AV Maintenance and COVID Safety

The COVID-19 pandemic has grown in our area. AV staff members are working hard to balance all our safety with the need to maintain our homes. You may know that maintenance staff are not doing work inside units except for urgent issues, like unclogging drains or relighting pilot lights.

Here's what to expect if AV maintenance staff need to work inside your unit:

- Staff will have tested negative for the virus within the past week and will not have reason to think they may be sick.
- Staff will ask the member to fill out and sign a survey that asks: Have you had a recent positive result on a COVID test; do you have flu-like symptoms; and do you know of any exposure to someone with COVID-19? (If the answer is yes to any of these, then you will need to stay out of your unit for at least three hours before the maintenance visit.)
- Staff will wear a mask and will maintain a distance of at least six feet/two meters away from any resident.
- All residents of the unit are asked to stay out of the room where a staff member is working. While discussing the work to be done, members must be masked and stay at least six feet/two meters away from the maintenance staff.
- Staff will disinfect surfaces they need to touch before and after their work.
- To the extent possible (weather permitting), please open windows and doors to maximize airflow before, during, and after the maintenance work. Increased ventilation disperses any virus or other germs that may be in the air.

Please help keep yourself, your family, and the AV staff safe by participating in these procedures.

—Martha Gruelle

### **COVID Vaccine Available for Over-65-year-olds**

Members of AV who are 65 or older, or who work in healthcare, can sign up for COVID vaccination shots with Contra Costa County. We hear that the website may crash and telephone wait-times are long, so it may take some effort to get on the list.

Website: <https://www.coronavirus.cchealth.org/vaccine>  
Phone: **1-833-829-2626**

## Losses to Our Community



### Diana Hume, AV Board Member

Diana Hume, 77, passed away on January 10. She and her life partner, Yoshi Kuraishi, had lived in Atchison Village since 2000. Diana's service to AV included committee work to update our bylaws and help produce the *Riveter*, serving on the current AV Board of Directors, and advocating for AV's four-legged members by helping to create the pet committee. Her generosity and kindness are already sorely missed.



### Aurelio Ramirez, Long-time Resident

Aurelio Ramirez, who with his wife, Maria, lived in Atchison Village for more than 56 years, has died. Aurelio worked for the railroad for many years, and served for a time as an AV gardener. He and Maria raised three children in AV. We will miss seeing Aurelio on his neighborhood walks.

**Our thoughts and deep sympathy go out to all who have lost a loved one in recent days.**

## General Manager's Report

January was a rough month, with a staff member testing positive for COVID. That required us to close the office for a deep cleaning. All staff were tested, and, thankfully, there were no other positive results. Also, the new phone system that the board's Technology Committee had picked did not work. It has been difficult to get our phone numbers active again with the previous phone company (Comcast). [In case it's not fixed when the *Riveter* arrives, please use the temporary number: 510-230-4556.]

Some good news: A new maintenance staff person, Shawn Quillin (see box, below), has started working with Ruben. They have started drilling holes on ground-floor windows (of two-story buildings) to improve drainage and prevent wood rot.

AV has an opportunity to get a grant that would provide free Wi-Fi for Village residents through a partnership with Rosie the Riveter Trust and Comcast.

We are talking with Chevron about the payments they owe AV for housing their air-monitoring equipment on AV property. Chevron previously agreed to pay AV \$15,000 each year, and they missed two years' payments.

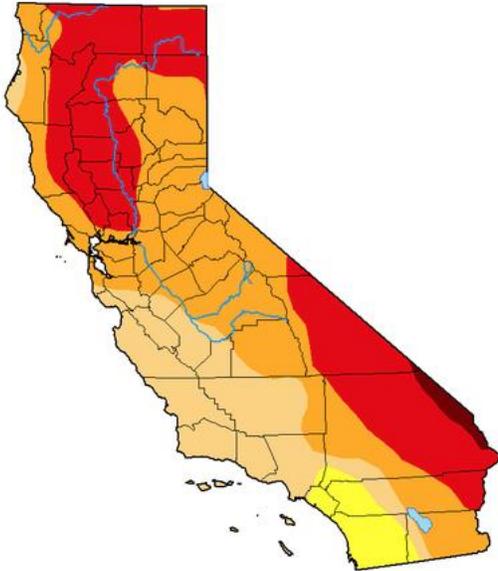
—Jim Rueter

### **Meet Shawn Quillin, New Maintenance Staff**

Shawn joined the maintenance crew last month. He considers himself a jack-of-all-trades, with a license in HVAC; he is also a master gardener. Shawn recently returned to Benicia, his home town, after living in Hawai'i.

An Air Force vet, Shawn is learning to be a helicopter pilot. He often sports a faded Air Force jacket, with his name stitched across the front. Welcome to the Village, Shawn!

# Northern California Drought Update



Federal scientists say that a La Niña event causing cooler than normal Pacific waters off South America has been underway this winter, producing a drier than normal winter for Northern California.

Rainfall in San Francisco and other Northern California cities was only half of normal last winter (2019-2020), and the 2020-2021 winter is so far significantly drier than normal as well. Recent showers have not added enough rainfall to overcome this deficit. As of January 2021, the Sierra snowpack is at only 52% of normal for this time of year, and Northern California temperatures last August and September were among the hottest ever recorded for those two months.

Jay Lund, director of the UC Davis Center for Watershed Sciences, said, "This looks like the first year of a drought, but to qualify as a drought there basically need to be at

least two dry years in a row. By March or April 2021 we'll have a better sense."

According to the U.S. Drought Monitor, 67% of California is currently classified as being in some level of drought (see the current California drought map above).

"Given the impacts of climate change on California's extreme weather variability," said Michael Anderson, state climatologist with the Department of Water Resources in Sacramento, "Californians should always be prepared for dry conditions and should continue to make water conservation part of their everyday lives." AV members need to heed this critical call to use water wisely.

—Elizabeth Claman for the AV Water Committee

## Free Trees

Have you noticed the young trees around the Village with the green watering bags? Those are new plantings from Groundwork Richmond. A free tree for your front yard is available by going to [GroundWorkRichmond.org](http://GroundWorkRichmond.org) and filling out an adoption form.

There are many trees to choose from, and GWR is happy to help with the best choice. Of course they are aware of water lines, gas lines, and solar panels! If you'd like some assistance with your tree adoption, feel free to contact the Tree Committee ([laurie.wattell@gmail.com](mailto:laurie.wattell@gmail.com)).

— Laurie Wattell

## History Corner: AV Board Debate—About Spending!

*The following is the first half of a 3/20/91 AVMHC letter (as it appeared in the original, errors and all):*

DEAR MEMBERS:

We, the undersigned, Esther Etchieson and Daniel Arteaga, have been serving you faithfully, honestly and with your best interests in mind for the last consecutive twentythree years.

WE ARE ACCUSED of "running the Corporation." The fact is that whether it is true or not, through our position as President and Vice-President respectively, we have tried to keep the Corporation in a sound financial condition, and you are enjoying the benefits of living in a decent, not fancy, homes which are not found elsewhere in the United States.

Last year a group of members were elected to the Board of Directors as "the new Board" which, at the present time, constitutes the majority of the Board and therefore being able to do as they please, whether it be for the good of the members or for power grab. The result of which is that they want to run the Village in the style of a condominium and big spending.

An outstanding big spender is proposing to hire an "ENGINEERING" firm to advise us how to replace a post under the floors of the buildings, at a cost of \$5,000.00 for the advise, and in order to get away with this nonsense, he is saying that the Village is in a mess. YOU and we, who have been living here since the beginning of the Corporation, know for sure that the buildings are standing sound and in a general good condition.

Note: Whether with advice from professional engineers or not, post and pier repair and replacement work was carried out from 1991 to 1997.

*Submitted by Marie Kochaver*



These posts are among those repaired in the 1991-1997 period. Note that the cement piers were extended so that the base of the posts no longer sit in water during the wet season.  
Photo by Barbara Postel in 2016

## Could You Use a Smaller Trash Bin?

Do you fill your brown trash bin every week? If not, and if you're using the larger, 36-gallon size, maybe a 20-gallon bin would be enough.

Atchison Village would save about \$25,000 per year in trash fees if we all switched to the smaller bins. The AV Board knows that many members need the larger bins. Still, the Board is working on a method to move every member possible to a smaller trash bin. One option is to place specially made inserts in the larger bins to reduce the amount they hold and lower the cost to the Village.

The office has some smaller bins available now, on a first-come-first-served basis. These are easier to handle and more convenient to store. Let the office know if you would like to switch immediately to a smaller bin.



## Open Seat on the AV Board, Nominations Accepted

The AV Board of Directors will select a new member at the February 10 board meeting to fill the position opened by the untimely death of Diana Hume.

To nominate yourself or someone else for the rest of this board term (February - May), submit the name and contact information to [taraatchisonvillage@gmail.com](mailto:taraatchisonvillage@gmail.com), or place a note with this information in the black box outside the AV office, by **February 9**. You may also make a nomination at the board meeting February 10. If you nominate another member, they must let the board know they are willing to serve.

Board members must be members of AV. They must be able to attend meetings by video conference or phone, on the second Wednesday of each month, from 6 pm until about 10 pm (with a half-hour break 7 - 7:30 pm).

## Board Motions

### Regular Meeting, December 16, 2020

Approve \$2,450 contract with Julian Tree Care to prune a tree from overhead lines and to remove another. (Contract will also include \$400 in pruning to be paid by members, so that total paid Julian will be \$2850.)

### Special Meeting, November 23, 2020

Approve the position that California Civil Code 4741 does not apply to AVMHC for purposes of rental restrictions. [This recently passed law requires that covered homeowners associations must allow up to 75% of members to rent out their units. The board motion maintains AV's policy against rentals for more than six months.]

## Garden Club News

The next Garden Club meeting is set for Tuesday, Feb. 16, at noon. Join us with your garden questions and/or information to share. Liam Caffrey will demonstrate tool-sharpening skills, outdoors. Contact us for the location. We are limiting classes to six people due to the pandemic.

We met with Paula Kristovich on Jan. 17 for a tree-trimming class. If you are interested in learning about tree trimming, please contact me and/or the Tree Committee.

These are difficult times financially for many, and the tradition of the Village has been to work together as a community to get through hard times. I can't think of a better way than to go back to Victory Gardens and share the bounty!

Stay safe.

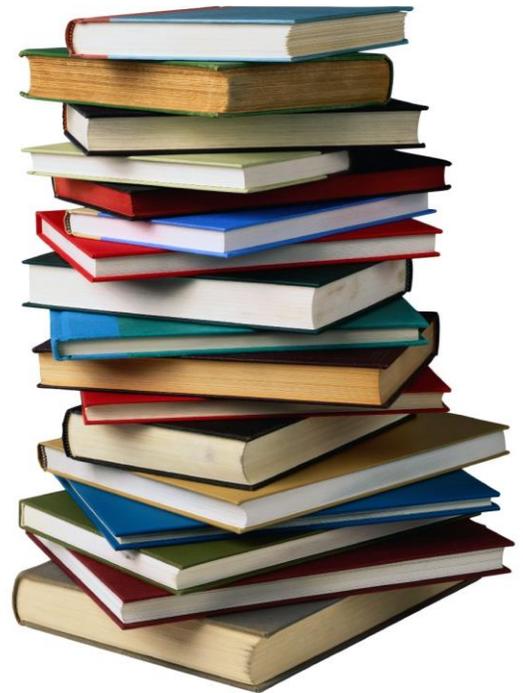
Connie Hibbard, [conniehibbard@gmail.com](mailto:conniehibbard@gmail.com)

## AV Library in New Home

Now that the AV Credit Union has absorbed the old library area in the Hall, we are creating a new one in a room behind the pantry. It has three large front-facing windows: a clean well-lighted place for books!

We're still sorting books, but can promise lots of children's, art, travel, and cookbooks. It will be a lending library, like the old one—borrow or keep the books you want. Watch for an opening in March.

—Elizabeth Whipple and Chris Dunaway



## Online AV Forum

If you would like to join an email listserv to "talk about" Atchison Village issues, it's easy and free. This member-run forum is independent of the board.

When you join the listserv, emails from group members will automatically appear in your email inbox.

To join:

1. Type in your browser line: **groups.io**
2. Click: **enter key**
3. Click: **find a group**
4. Type in search box on the right: **atchison village**
5. Click: **(the blue) atchisonvillage**
6. Click: **join this group**

—Linda Ardakani

[Editor's note: Information posted in this listserv is not checked for accuracy by the AV board or staff. Please verify questions of policy with the office or a board member.]

**For emergency repairs, please contact  
General Manager Jim Rueter, 805-815-8105  
or jim@atchisonvillage.org.**

**In a life-threatening  
emergency, call 911.**

**Richmond Police Non-  
Emergency: 510-233-1214**

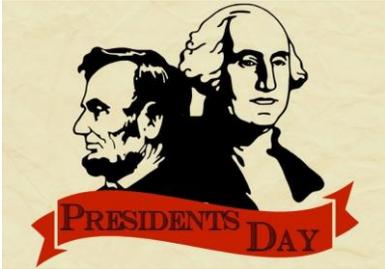
**Animal Control: 925-335-8300**

<b>Board Members</b>	<b>Contact Info</b>
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*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 or email to the committee at RiveterCommentsAV@gmail.com.

**Deadline: 20<sup>th</sup> of each month.**

**Staff holiday: February 15**



**Atchison Village Office**

**Temporary phone: 510-230-4556  
510-234-9054  
avmhc2@yahoo.com**

**Office Closed Until Further Notice**

Staff available by phone or email during these hours: Monday – Friday,  
9 am – 2:30 pm and 3:30 pm – 4:30 pm

Staff: Alicia Becerra and Xitlaly (Laly) Ramos  
**alicia@atchisonvillage.org**  
**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.