

April 2012

# Newsletter

Homeowners Association  
of Kono Tayee



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## **Need to Reach the Board?**

President, Bob Sullivan  
(707) 274-9284; bobpatsull@aol.com

Vice President, Nancy Piazza  
(707) 274-4439; nancy8@jps.net

Director, Ernie Lee  
(707) 274-2873; xpumpguy@mchsi.com

Treasurer, Debbie Pryor  
(707) 274-7765 or (925) 676-3199  
rabbitca@hotmail.com

Secretary, Jeanne Wallenstein  
(925) 229-9154; ktsecretary@gmail.com

## **PRESIDENT'S MESSAGE**

The County Roads Department installed a "No Outlet" sign at the entrance of our development, and pruned the bushes on the left side of the road as you enter Kono Tayee on Cora Drive. They also supplied a post for a sign at the Richard Drive extension. This was done at no cost to the Association, and the Morarity family paid for the sign. The county plans to install new road edge reflectors at the Cora Drive entrance.

The County would like to remind owners that bushes must be trimmed behind the curb line, and trees must be pruned to 14 feet at the curb line. This is to allow for full access of street sweepers, and emergency vehicles. This is county and state code.

*(Continued on Page 2)*

*(President's Report Continued)*

I have been working with the County Economic Department and the Lake County Winery Association, who have supplied us with informational brochures. You will find racks at the mail box area, containing items of interest, such as winery maps, lists of County events, as well as some Association forms. I will keep the area stocked with up-to-date materials.

2012 Lake County mussel stickers are required for all watercraft. I have the forms and stickers. Cost is still only \$10.00 per vessel. Please remember that all boats (including those owned by Kono Tayee visitors) need a monthly visitor's sticker. Residents need to have their boats registered in Lake County to receive a yearly resident's sticker. If not registered in Lake County, you must have a visitor's sticker. Contact me for your 2012 stickers.

Contact me if you are interested in volunteering as a "Quagga Mussel Ranger." Training provided. As a Quagga Ranger, you will monitor our launch ramp and other areas, and inform the boating public about County Mussel laws. Once training is completed, you will be issued a Lake County I.D. with your photo identifying you as a County volunteer. Kono Tayee has 3 Rangers, but we are looking for more.

There will be a Neighborhood Watch meeting on Saturday, June 9<sup>th</sup>, at 10:00 a.m., at 7762 Cora Drive. A Deputy Sheriff will present to discuss how the program works and what we can do to protect our community. Please RSVP to me at 707-274-2750.

Property inspections were completed by the Architectural Committee. These inspections keep owners aware of the conditions of their properties as related to our CC&R's and By-laws, and help to preserve our property values. The Architectural Committee reviewed and approved several projects, such as painting, and adding new fences, roofing and driveways, all completed over the past few months. Thank you to those owners who complied with the inspections, and made property improvements.

The pier bracing and repairs were completed. Some dry-rotted deck boards were replaced with pressure treated lumber. We will continue to replace boards as needed. This repair work should extend the life of the pier for quite a few years. The blue cover at the end of the pier was also replaced. We installed bracing on the cover frame. All the work was done under budget and in a timely manner.

Recently I received some helpful hints on home security. If your car remote has a panic button, keep the key fob next to your bed at night. If you hear an intruder, you can use the panic button to scare them away. Your horn will continue to honk until you turn it off. You can also use the panic button to call attention to others in an emergency, such as a fall or if you need immediate help. Most cars now have this panic button feature, so be sure to check your key fob.

AT&T is now installing a new main phone service line into Kono Tayee. The old line came in from Lucerne under water, which was problematic. At the same time, AT&T will install an upgraded switch box, which will allow for high speed internet in the future.

Bob Sullivan, Board President  
707-274-9284; bobpatsull@aol.com

## KONO TAYEE EVENTS CALENDAR

### APRIL 2012

**Community Cleanup Day:** Saturday, April 28<sup>th</sup> from 9:30 a.m. to noon. Look for a sign-up sheet at the mailboxes.

### MAY 2012

**Stepping Out Boat Lunch Trip to Zino's Restaurant** – Saturday, May 19th. Meet at the boat launch at noon. Cost is \$15 per person, plus tax and tip. Entrée choice is shrimp salad or chicken alfredo, with salad and dessert. Beverages are an extra charge. RSVP by May 11th to Nancy Piazza or Pat Sullivan to (707) 274-4439 or (707) 274-9284. We need 25 people RSVP for this event to happen.

### JUNE 2012

**Community BBQ:** Saturday, June 9th

**Stepping Out Mystery Dinner at the Beach** – Saturday, June 23rd. A Murder Mystery Dinner at the beach is scheduled for June 23rd at 5:00 p.m. Hamburgers and hot dogs will be provided. Please bring a dish to share, utensils and your own beverage. Please dress in 50's or 60's attire. If you are interested in playing a part in the mystery, please contact Pat Sullivan. RSVP by June 17th to Nancy Piazza or Pat Sullivan at (707) 274-4439 or (707) 274-9284. This event is limited to 24 people

### JULY 2012

**Annual Board Meeting:** Saturday, July 7th

**Community BBQ:** Saturday, July 14th

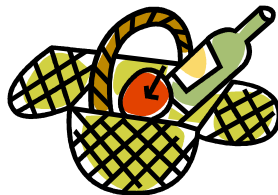
### AUGUST 2012

**Community BBQ (chicken provided by the Morarity Family):** Saturday, August 11th

### SEPTEMBER 2012

**Community BBQ:** Saturday, September 8th

**Oktoberfest (supplied by the Cassin Family):** Saturday, September 29<sup>th</sup>



### LAKE COUNTY EVENTS CALENDAR

For a listing of Lake County Events, visit: <http://www.lakecounty.com/things/Calendar.htm>

**Present at Meeting**

Dean Carlson, Jay Greenwell, Ernie Lee, Debbie Pryor, Debi Cormack, John Cormack, Naish Piazza, Nancy Piazza, Ellen Lee, Jeanne Wallenstein, Lynn Morarity, Lee Melcher, Marlene Melcher, David Wallenstein, Bob Sullivan

**Call to Order/Opening of Meeting**

President Bob Sullivan called the meeting to order at 10:01 am, thanked everyone for coming, and led us in the Pledge of Allegiance. Board members present included Bob Sullivan, Nancy Piazza, Debbie Pryor, Jeanne Wallenstein, Ernie Lee and Jay Greenwell. Bob Sullivan announced that a quorum was present.

**Minutes of Previous Meetings**

Debbie Pryor made a motion to approve the minutes of the January 7, 2012 board meeting. Bob Sullivan seconded the motion, and the motion was approved without changes or oppositions.

**Treasurer's Report**

Debbie Pryor provided copies of the Treasurer's Report, which showed the financials through March 31, 2012 (see attachments provided in this newsletter). There is currently \$91,498.94 in our accounts. \$5,800 was transferred from our reserve account to pay for dock and pier repairs, completed by Meek Construction. \$5,000 will be funded into the reserve account next fiscal year. On March 17, 2012, the Budget Committee met to review the budget for the next fiscal year. The Committee agreed to increase the assets owned by the Association by 3%; a total increase of \$7,614.00. The proposed contribution to the reserve account is \$12,669. Due to some expense increases in this current fiscal year, next year's fiscal budget is close to the same. Due to these increases, Debbie Pryor recommended an increase in Homeowners' dues, but it was decided to continue with the same yearly homeowners dues until next review and determine at that time if an increase would be necessary. Bob Sullivan made a motion to approve up to \$1,200 for an attorney's preliminary review of the Associations' CC&Rs and By-Laws. Jeanne Wallenstein seconded the motion, and the motion was approved. Nancy Piazza made a motion to approve the Treasurer's report. Ernie Lee seconded the motion, and the motion was approved.

**President's Report**

**Item 1:** Informational brochures, provided by the County and Special Districts, are now available at the Kono Tayee mailboxes.

**Item 2:** Neighborhood Watch Program - There will be a Neighborhood Watch Program meeting on Saturday, June 9<sup>th</sup> at 10 a.m. at Bob Sullivan's house, 7762 Cora Drive. A Sheriff's Deputy will be present to discuss the program. Please let Bob Sullivan know if you plan to attend.

**Item 3:** Pier and Cover Repairs - Meek Construction completed the dock and pier repair, along with some dry rot board repairs. The canopy and cover was replaced, and there is now a 5-year warranty. All repair work came in within the reserve budget.

**Item 4:** The Lake level is at 5.67, which is a few feet below full. Bob reminded everyone that the lake level will be slightly lower than normal this year, and to be cautious when entering shallow water.

**Vice President's Report**

Nancy Piazza finalized the newcomer's welcome manual, and will distribute it as needed.

## **Social Committee Report**

### **Item 1: Summer BBQs**

BBQ dates are June 9th, July 14th, August 11th (chicken BBQ supplied by the Morarity Family), and September 8th. Oktoberfest will be September 29<sup>th</sup> (supplied by the Cassin Family).

### **Item 2: Sunshine Committee Report**

Get well cards were sent to Terry Hale, Maurine Viel, Ted Blunier, Cherrel Gillaspie and Mike Morarity. Sympathy Cards were sent to Helene Blunier for the loss of her husband, Ted, and to Becky Ridgel for the loss of her mother. A thinking of you card was sent to Bill Ellis and Betty Baldwin.

### **Item 3: Stepping Out Events**

Nancy Piazza mentioned that the Wine & Chocolate Event on February 11<sup>th</sup> included 24 people, with great food and fun. Twenty-two people attended the Progressive Small Plate Appetizer Event on March 17<sup>th</sup>. Nancy thanked all who volunteered and participated in these events.

A boat trip for lunch to Zino's Restaurant is scheduled for May 19<sup>th</sup>. Meet at the boat launch at noon. Cost is \$15 per person, plus tax and tip. Entrée choice is shrimp salad or chicken alfredo, with salad and dessert. Beverages are an extra charge. RSVP by May 11<sup>th</sup> to Nancy Piazza or Pat Sullivan, (707) 274-4439 or (707) 274-9284. We need 25 people RSVP for this event to happen.

A Murder Mystery Dinner at the beach is scheduled for June 23<sup>rd</sup> at 5:00 p.m. Hamburgers and hot dogs will be provided. Please bring a dish to share, utensils and your own beverage. Please dress in 50's or 60's attire. If you are interested in playing a part in the mystery, please contact Pat Sullivan. RSVP by June 17th to Nancy Piazza or Pat Sullivan at (707) 274-4439 or (707) 274-9284. This event is limited to 24 people.

## **Water and Sewer Report**

- Weed spray was recently used on the new growth at the curbside. This was the second spraying since September, 2011. If you notice weeds in your gutters or street area, contact Naish Piazza.
- Special Districts has installed automatic meter reading systems, which enable them to read our water meters directly from laptops in their trucks.
- The Water Task Force met with Special Districts on March 30<sup>th</sup> to discuss the 2013 budget, and to consider replacing or repairing one or both of the redwood tanks at the top of Pearl Avenue, one of which is currently leaking. The work would be paid for from the water system reserve funds. The Water Task Force and Special Districts met on April 20th at the tank site to further discuss options for repair.
- The Water Task Force and Special Districts and CALTRANS met to discuss an abandoned sewer line that crosses Highway 20. It appears that CALTRANS will address the issue.
- Special Districts is preparing a report comparing water usage before and after metered billing went into effect.
- Paradise Cove is considering installing a water treatment plant that will treat water from the lake because their well is not producing enough water. This plant would also support the new proposed Paradise Valley development.
- Naish Piazza thanked Dave Wallenstein for his water-related expertise and his contributions to the Water Task Force.

## **Election Committee**

Nancy Piazza made a motion to approve the Election Committee, which includes Rebecca Ridgel (chair), Pat Ridgel, John Cormack, Debbie Cormack, Mike Braley and Judy Braley. Bob Sullivan seconded the motion, and the motion was approved.

Nomination deadline is May 20<sup>th</sup>.



## **Architectural Committee Report**

The Architectural Committee completed a thorough inspection of all properties in April and issued several reminder letters. Street markers at the entrance to Kono Tayee will be replaced by the County. Bob Sullivan reminded everyone to keep trees pruned to 14 feet.

## **Old Business**

None

## **New Business**

None

## **Announcements**

- The annual Board meeting will be held on July 7, 2012.
- Cleanup Day will be held on April 28, 2012 from 9:30 a.m. to noon. Look for a sign-up sheet at the mailboxes. The County has provided paint for curb side painting.

## **Residents Questions Input and Comments**

- Ernie Lee made a motion to approve the annual fee for our Pest Masters Contract by May 1st, in order to obtain a 5% discount. Bob Sullivan seconded the motion and the motion was approved.
- The Kono Tayee Architectural Committee is considering a beautification project to the entrance of our development.

## **Adjournment**

Meeting adjourned at 11:04 a.m.

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## **ITEMS FOR SALE IN THE COMMUNITY**

- Irises, Fan Palms and Sego Palms for Sale: \$3 each for the Irises and \$4 each for the Palms. Contact Pattie or Jim Johnson at 415-519-9963 or 707-274-8129.
- Contact Celeste Feldman at 209-256-0490 or celestefeldman@gmail.com, if you're interested in:
  - 1) 1944 Restricted Japanese Phrase Book, published by the United States War Department for military personnel only. Binding and cover slightly stained. \$30.00
  - 2) 1.2 Cubic Foot SENTRY SAFE with combination lock. Fire safe and water-resistant with organizational features. Perfect condition. \$150.00
  - 3) Belt Buckle - Scrimshaw Sailing Ship set into Burgundy Leather BTS Brass Buckle- \$35.00
  - 4) Spikes Spider Snow Chain Alternative – Used once: \$125
  - 5) Entertainment Center - \$75.00
- Contact Ernie Lee at 707-274-2873 or xpumpman@yahoo.com, if you're interested in:
  - 1) 4 solid oak high back chairs (2 are captain chairs), wheat design, casters, adjustable height, \$150 total
  - 2) Black Jenn-Air refrigerator, 25 Cubic foot top freezer with new ice maker, \$75
- Contact Bob or Pat Sullivan at 707-274-9284 or 707-274-2750, if you're interested in:
  - 1) Tim McGraw signed guitar (with case) from 1997 Konocti Resort Concert. Never displayed. Would sell for \$1,500 at a celebrity store, asking \$500.
  - 2) 3-Bicycle Swagman Brand Carrier, Fits 2" Receiver, Like new, paid \$149, asking \$50
  - 3) 2 sets of Gold Clubs (mens/womans), Never Used, Paid \$600 each, asking \$150 each.

## COMMUNITY REMINDERS

### ❖ GARBAGE

Grey Garbage Bags can be purchased for \$5/bag from Ernie Lee at 7763 Cora Drive and Nancy Piazza at 7718 Cora Drive. Weekly garbage service is also available through Lake County Waste Solutions, 888-718-4888.

### ❖ FACEBOOK

Are you on Facebook? Join the Friends of Kono Tayee Estates Group!

### ❖ EMAIL LIST

Help us save money on printing & mailing costs by receiving this newsletter & other correspondence by email. Contact Jeanne Wallenstein, Kono Tayee Secretary, at [ktsecretary@gmail.com](mailto:ktsecretary@gmail.com) and ask to be placed on our email list.

### ❖ SUNSHINE COMMITTEE

Reminder to contact Nancy Piazza if you know someone is sick or has lost a loved one. She will send a card on behalf of our Sunshine Committee. Contact Nancy at (707) 274-4439 or [nancy8@jps.net](mailto:nancy8@jps.net)

### ❖ MUSSEL STICKERS

All residents need 2012 mussel stickers for their boats and personal watercraft. Cost is \$10 per watercraft. Contact Bob Sullivan at 707-274-9284 or [bobpatsull@aol.com](mailto:bobpatsull@aol.com) for assistance in obtaining your stickers.

### ❖ LAKE WATER LEVEL

The Lake Water Level is only 5.67 now and will likely be low this year. Please use caution in the canal and in shallow areas.

### ❖ A LITTLE KINDNESS GOES A LONG WAY ...

Please be a good neighbor and bring in your trash bins. If you're not home the day of the service, just ask a neighbor for some help.

### ❖ NEIGHBORHOOD WATCH PROGRAM

If you're interested in volunteering for our Neighborhood Watch Program, contact Bob Sullivan at 707-274-9284 or [bobpatsull@aol.com](mailto:bobpatsull@aol.com).

