

April 2013

Newsletter

Homeowners Association
of Kono Tayee



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NEED TO REACH THE BOARD?

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PRESIDENT'S REPORT

BIG TURNOUT AT THE BOARD MEETING OF APRIL 13th! Thanks to the members who were at the Board Meeting. This means a lot to me to see such a turn out. Thanks for your support for the picnic and beach area improvements.

At our Board Meeting on Saturday, April 13th, the Board approved a BBQ area expansion. It is a 225 square foot, concrete addition to the patio area. A BBQ pit, which will be relocated to the left of the storage shed, will help to keep the smoke and heat away from our picnic tables.

We are replacing the beach benches with ones that match the BBQ tables. Our original proposal included 4 new benches. However, after several residents spoke out at the board meeting to sponsor benches, we can now install 2 extra benches that were on our wish list at no cost to the Association. We are also on our way to having some beach tables sponsored.

I want to extend a heartfelt thank you to John & Debi Cormack, Lynn & Mike Morarity, Jim Johnson & Patty Moshell Johnson, Sarah & Tony Glenn, Lee & Marlene Melcher, Jay & Robin Greenwell, Dean & Janelle Carlson and Chris & Tami Ochoa. Each of these families committed to \$505 each that will cover the cost of the additional benches and some new beach tables. These people did so without any solicitation. *(cont'd)*

WOW! This kind of support for our community is wonderful. Pat and Rebecca Ridgel committed to remove the old benches with their backhoe. Another big savings! If anyone else is interested in donating any amount towards the project, please give me a call. Your name will appear on a plaque. One other item on my wish list would be to continue to replace the wood tables on the beach, like the ones at the picnic area. The wood tables are old and a maintenance issue.

Other items approved:

A dumpster will be placed on the Milos Court lot for a community cleanup day for residents for free use on Memorial Day weekend. This is for household items only, and a great opportunity to clean out those old things that you have been meaning to take to the dump for FREE. Call me for information.

Aquatic weed spraying of the community beach, launch ramp and docks areas for aquatic weed control. Last year I got the County to pay the full cost of the spraying at a savings to the Association of \$1,600. All the items that were approved will be completed without any assessments.

I want to recognize Kono Tayee Residents, Tony and Joy Velasquez, for donating 2 new Heart Monitors to the North Shore fire department.

The mail box area looks great thanks to Nancy and Naish Piazza's hard work.

The Lake Level is standing at 6.11 as of this writing. We need more rain. We're still short by 1 ½ feet.

At the January Board Meeting we asked Vice President, Mike Morarity, to look into the Waterfront weed problem along our North shore. Mike put together a group of 10 Lakefront property owners and financed the aquatic weed spraying amongst them. This spraying will help the Association battle with our weed control efforts at our common areas at the beach and launch ramp.

Thanks to all Committees and the Board for their hard work for the Association. It is a pleasure to be the President of this Association with all the help and support from the other Board members, as well as the community.

The property inspections are continuing. Several properties have weeds growing that need attention. Please do not take it personal if you get a call, e-mail or letter from the Architectural Committee. They are a volunteer Committee that spends many hours a year doing the inspections to advise owners of issues and problems that maybe they did not know about.

Please watch your speed: 15 MPH in all Kono Tayee!

If you have an issue with your neighbor, please let them know and work it out. I believe if you do this, things will work out.

Please clean up after your dog. It's not very nice to see their mess in the middle of the street or in someone's front yard.

I have been in contact with Homeland Security over the last few months in regards to helping our community be prepared in case of an emergency. I have booklets, which provide a lot of useful information. I have plenty of these to hand out. I will have them at our BBQs and at the PO Box area.

We have more birds than ever, including a peacock that could use a home. Pat and I have pictures of a hooded Oriole drinking from our Humming bird feeder. They are beautiful, bright yellow with a black hood.

If anyone has an idea for a Stepping Out Event, please let us know. An outing to a restaurant, special event at the picnic area, or ... use your imagination. Let's have more events at our soon-to-be new and improved picnic area.

If you have any questions, please feel free to contact me. Your input is important to me and the Board.

Bob Sullivan, President Board of Directors

(707) 274-2750; bobpatsull@aol.com; 7762 Cora Drive, Lucerne, CA 95458

COMMUNITY ANNOUNCEMENTS

❖ **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.

❖ **KONO TAYEE WEBSITE**

Be sure to check out our website at www.konotayeeestateshoa.com for the latest community announcements and events schedule. We just added a new **Historical** page. If you have any old photos you'd like to share, please send them to ktsecretary@gmail.com.

❖ **FACEBOOK**

Are you on Facebook? Join the Friends of Kono Tayee Estates Group! Or, show your support with a "Like."

❖ **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.

❖ **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.

❖ **MUSSEL STICKERS**

All residents need 2013 mussel stickers for their boats and personal watercraft. Cost is \$10 per watercraft. Contact Bob Sullivan at (707) 274-2750 or bobpatsull@aol.com for assistance in obtaining your stickers.



ITEMS FOR SALE/WANT IN THE COMMUNITY

- ❖ Jim and Pattie Johnson have plants available for a small fee. They are also looking for a used, floating Jet Ski dock. Contact them at 415-519-9963 or 707-274-8129.
- ❖ Boat for Sale: 1995 SEARAY 23' for \$7,500. Contact Bill or Lorna Lawver at 707-274-1439 or 707-489-4691.
 - 350 Motor MerCruiser Outdrive
 - Open Bow
 - Full Canvas
 - Great condition
- ❖ Car for Sale: 2010 Toyota Yaris, 2-door Hatchback with 23,600 miles. Gets 36 to 40 mpg. Asking \$10,500. Great Condition. Contact Irene at 707-272-8484. She will be unavailable from April 25th - May 3rd.
- ❖ Full-sized Table Saw and Router for Sale: \$200. Call Dave Wallenstein at 925-229-9154 or neppi@yahoo.com.

Present at Meeting

Jeanne Wallenstein, Bob Sullivan, Jay Greenwell, Jim Johnson, Tony Marchese, Nancy Piazza, Naish Piazza, Lynn Morarity, Mike Morarity, Pat Ridgel, Becky Ridgel, Bill Ellis, John Cormack, Debi Cormack, Craig Courtemanche, Jim Hiss, Marlene Melcher, Lee Melcher, Ernie Lee, Debbie Pryor, Irene Tenca, Sarah Glenn, Jim Corsini, David Wallenstein

Call to Order/Opening of Meeting

President Bob Sullivan called the meeting to order at 10:05 am, thanked everyone for coming. Bob Sullivan led us in the Pledge of Allegiance. Board members present included Debbie Pryor, Bob Sullivan, Mike Morarity, Jeanne Wallenstein, Ernie Lee and Jay Greenwell. Bob Sullivan announced that a quorum was present.

Minutes of Previous Meetings

Hearing no changes or corrections to the January 12, 2013 Board Meeting Minutes, Ernie Lee made a motion to approve them. Bob Sullivan seconded the motion, and the motion was approved.

Payment Plans for Association Website

The company that we use to host our website, Homestead.com, currently receives a \$19.99 monthly payment (paid for in advance by Jeanne Wallenstein via her credit card, then reimbursed by the Association). The Association does not currently have its own credit card. Debbie Pryor asked if Homestead would accept check payment directly from the Association. In researching this, Jeanne discovered that Homestead only allows for check payment for annual or 2-year payment plans. With these plans, Homestead offers discounts: 2-months free for an annual plan (annual cost with discount - \$199.90); or 6-months free for a 2-year plan (2-year cost with discount - \$359.82). Jeanne agreed to manage the website for the next 2 years. Debbie made a motion to instigate the 2-year payment plan starting after July 1, 2013. Ernie Lee seconded the motion, and the motion was approved.

Additional Items

Item 1: Bob congratulated Bill Ellis, first Board President of Kono Tayee, on his 95th birthday, and thanked him for coming to the board meeting.

Item 2. Bob reported that the Board agreed during Executive Session to suspend civil code 1363.05H which normally restricts public speaking to allow a 3-minute question time per person for this meeting only.

Treasurer's Report

Debbie Pryor distributed copies of the Treasurer's Report, which showed the financials through March 31, 2013 (see attachments). There is a total of \$100,754.16 in all accounts. Debbie plans to fund \$6,000 into the reserve account at the end of the fiscal year. Bob Sullivan made a motion to approve the Treasurer's report. Jeanne Wallenstein seconded the motion, and the motion was approved.

Debbie Pryor distributed copies of the Reserve Study. The Reserve Study and Budget Report is for the upcoming fiscal year 2013-2014. Debbie reported that a decision was made to change the line item listing for the canal dredging on the reserve study from a 10-year, \$20,000 expenditure to a biannual \$4,500 expenditure. This did not impact the total budget, but Bob Sullivan reported that biannual dredging is more practical. Other minor word changes were made to the report. Debbie reported that \$1,600 is budgeted to spray for weeds at the beach and pier which is in addition to the canal spraying. The Association is currently in a deficit of \$3,200 but for the year there is no current plan to raise dues. Debbie made a motion to approve the reserve study. Bob Seconded the motion and the motion was approved.

Debbie and Bob reviewed the dry land weed spraying work done by RB Pest Control and what their \$300 charge includes. Bob also discussed the weed control that CALTRANS is planning at the entrance and agreed to inquire about additional roadside weed abatement.

President's Report

Item 1 Picnic/BBQ/Beach Improvements: Bob Sullivan made a presentation about proposed improvements to the barbeque and beach area. These improvements would add about 225 square feet to the picnic area, build a new barbecue pit using the existing mechanism, add an incline ramp to the pier to allow disabled access, and replace the three rotting benches on the beach with four new metal benches. These improvements will allow for more and larger events. Total cost of these improvements is estimated to be \$14,820 and would be completed by the beginning of June. Funds are available in existing budgets. There was some open discussion about the project but all members present seemed to be in favor of the project. Two members volunteered to sponsor one bench each and one member volunteered to remove the existing damaged benches. Additional donations will be requested in the newsletter. The bench at the postal area will be replaced at a cost of \$150. Mike Morarity made a motion to approve the project and Ernie Lee seconded it and the motion was approved.

Item 2 Buoys: Bob reported that a contractor will install four new buoys, two of which will have lights.

Item 3 Election Committee: Bob reported that Pat Ridgel will chair the Election Committee, and John and Debbie Cormack will serve on the election committee.

Item 4 Community Yard Sale: The sale will be held May 25 on Memorial Day Weekend.

Item 5 Vandalism: The benches at the beach were damaged and the matter was addressed.

Sunshine Committee Report

Nancy Piazza reported that get well cards were sent to Judy Oshaughnessy, Al Shropshire, Doug Kues, Mary Harry, Lee Truan and Lena Holden. A sympathy card was sent to Barbara Ariatti for the loss of Al Shropshire.

Water Sewer and Road Committee Report

Naish Piazza reported that Special District has completed their engineering analysis on replacement of one of the redwood tanks at the top of Pearl Ave. The cost of the steel tank may be considerably more expensive than originally estimated and the project may have to be put on hold unless less expensive options are found. One existing redwood tank at the site is still viable and will be used for fire protection. Prolific weeds are growing in road cracks. Naish has already sprayed twice this spring. He reminds residence to continue to spray weeds in the road in front of their house. Bob Sullivan will set up a meeting with the County road person to see about filling cracks in the road.

Vice President's Report

Ten property owners to the left of the beach (from the beach to the Hiss property) will pay to have their area sprayed for weeds. This will help keep weeds, which can cause swimmer's itch, from drifting back into the common area. This spraying will be covered by the Association's permit. Bob Sullivan was able to obtain a neighborhood-wide County permit to spray all parcels in Kono Tayee.

Social Committee Report

In Mike Braley's absence, Bob Sullivan announced that the Summer Community BBQ dates are June 8, July 13, August 10 (Chicken BBQ provided by the Morarity Family), and September 14. Oktoberfest will be September 28th (provided by the Cassin Family).

Architectural Committee Report

Item 1: Property inspections are done on a continual basis and letters will be sent out shortly.

Item 2: Jay Greenwell proposed bringing in a dumpster for a community cleanup on Memorial Day Weekend. The dumpster will be on site for 5 days located, near the trailer lot. Bob Sullivan made a motion to approve the dumpster and Jeanne Wallenstein seconded it. The motion was approved.

Old Business

AT&T installed copper wire as opposed to fiber optic in the community, which will not provide Internet service.

New Business

None

Announcements

Future Board Meeting date is July 6th 2013.

Cleanup Day will be May 4th. There will be sign-up sheet at the mailboxes. Lunch will be provided by Bob and Pat Sullivan.

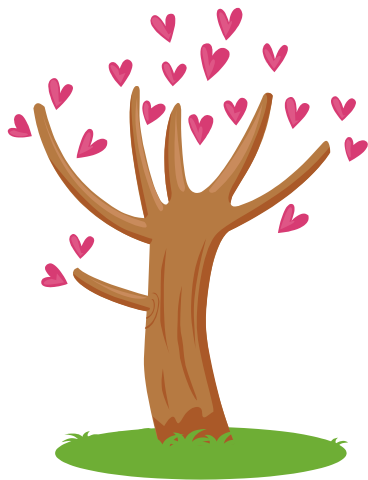
Questions and Comments from the Community

Dave Wallenstein asked a question about why telephone poles were spray painted in the community. John Cormack indicated that the paint probably means the poles will be replaced.

Bob Sullivan distributed pamphlets from the Homeland Security on emergency preparedness. Bob has additional copies if you would like one.

Adjournment

Mike Morarity made a motion to adjourn the meeting. Ernie Lee seconded the motion. Meeting adjourned at 11:37 a.m.



Improvement Project at Mailbox Area

I wish to thank Dave Buttke, Naish Piazza and Jim Johnson for their assistance with the improvements that have been made. Without their assistance, I could never have accomplished this task. I thought it was something I could do on my own and found a need for much stronger help. Dave brought in good soil and established a more efficient watering system. Naish did the terracing, trimming back the yuccas, and planting new plants. As time goes on, Naish and I will replace what does not make it, but all in all, the plants look like they are doing well. We feel that the area looks better than it did, and will flourish.

Nancy Piazza

KONO TAYEE EVENTS CALENDAR

MAY 2013

Community Cleanup Day: Saturday, May 4th: Lunch will be provided by Pat and Bob Sullivan. Please see the signup sheet at the mailboxes.

Community Yard Sale: Saturday, May 25th - 9 a.m. to 4 p.m.

JUNE 2013

Community BBQ: Saturday, June 8th, 5 p.m. at the **Newly Remodeled** Beach Picnic Area. Please bring a dish to share, your own beverage and our own plates/utensils.

JULY 2013

4th of July Neighborhood Parade: Thursday, July 4th, 10 a.m. Meet at the beach area. We'll loop around the neighborhood in red, white and blue decorated golf carts, strollers, bikes, scooters, dogs, etc. Or come festively dressed and walk it with us!

Board Meeting: Saturday, July 6th, 10 a.m. at the Community BBQ Area.

Community BBQ: Saturday, July 13th, 5 p.m. at the beach picnic area. Please bring a dish to share, your own beverage and our own plates/utensils.

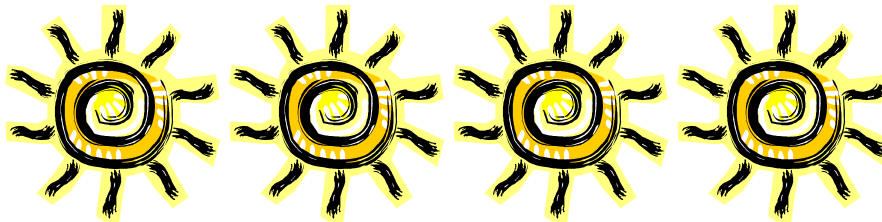
AUGUST 2013

Community Chicken BBQ: Saturday, August 10th, 5 p.m. at the beach picnic area. Please bring a dish to share, your own beverage and our own plates/utensils. Thanks to the Morarity Family for providing the chicken.

SEPTEMBER 2013

Community BBQ: Saturday, September 14th, 5 p.m. at the beach picnic area. Please bring a dish to share, your own beverage and our own plates/utensils.

Oktoberfest: September 28th, 5 p.m. at the beach picnic area. Sausages and beer will be provided. Please bring a dish to share, and your our own plates/utensils. Thanks to the Cassin Family for putting on this fun event!



For a listing of Lake County Events, visit:

<http://www.lakecounty.com/things/Calendar.htm>