

July 2012

Newsletter

Homeowners Association
of Kono Tayee



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Need to Reach the Board?

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Secretary, Jeanne Wallenstein
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PRESIDENT'S MESSAGE

I want to thank the membership for voting in this year's election. Your involvement is necessary. The Board and all the Committees are here to serve you, the membership. Thank you to the Board of Directors and the Committee members for all their work over the year to help make Kono Tayee a great place to live and play.

This past year we have completed the following:

- 1) Installed the swim platform pilings
- 2) Braced and repaired the pier, which will hopefully extend its life another 10-15 years
- 3) Installed a new, better-designed awning at the pier
- 4) Installed information holders at the mailbox area
- 5) Increased the common area maintenance

(President's Message Continued on Page 2)

The beach swim area will be sprayed for weeds, and should be completed on Friday, July 13, 2012.

During our July 7th Annual Meeting, a question was raised in regards to the Board of Director's involvement in responding to neighborhood complaints. If the complaint is dealing with an issue between neighbors, it has been the Board's policy to bring the concern to the person that the complaint is against. The Board of Directors then informs the complaining party that they have talked to the party that the complaint was against. We advise all parties to try to work it out between themselves. If the complaint is dealing with CC&R or By-Law issues, the Board will talk to the non-complying owner and try to bring the issue to a resolution. The Board of Directors is the enforcement arm of the Association as it relates to the Rules of the Association. The Board of Directors gets several complaints each year regarding dogs off leash. We bring the complaint to the dog owner's attention. We tell the dog owner about the leash law. We advise the complaining party that we have spoken to the dog owner and if it happens again to contact Animal Control to file a complaint at 707-263-0278. You can call anonymously. If the complaint is a civil issue, we advise the complaining party to contact the Sheriff's office at 707-263-2690.

The Milos Court storage lot and the adjacent properties are private property. The owner has posted it with no trespassing signs. This includes walking dogs or the use of the beach and gravel launch ramp areas. Please be advised the owner will enforce this to the letter of the law.

Reminder of some rules in the By-Laws

Page 20 of 23, Section VI, item J

Residents & guests must have a Kono Tayee Homeowner Association boat permit for all water craft launched and/or used at the beach area docks. The permit must be displayed on the vessel.

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4. There is a fifteen (15) minute time limit for parking on the launch side of the floating dock.

The dock is marked in green lettering.

5. A lien/assessment of one hundred dollars (\$100.00) may be added to the annual dues of any member for violation of the foregoing and if not paid after being assessed, a lien will be filed against the property of such member which shall include the amount of the lien/assessment; attorney fees incurred, and court costs.

If you are interested in a Neighborhood Watch Program, please contact me. The last meeting was cancelled due to lack of interest. We need at least 6 to 8 households to move forward with the program.

The Board of Directors will be working on revising the CC&Rs and By-Laws over the next year. This is something that is long overdue.

The attendance of Kono Tayee functions has increased over the last year. More owners are attending the BBQs and Stepping Out events. It really gives me a real sense of community pride to be part of our Association.

Don't forget that you need new mussel stickers for 2012. I discovered 3 boats at our dock with no stickers at all. Fines will total about \$2,700, including a \$1,000.00 County fine, plus court costs. To avoid these fines, get your \$10.00 sticker instead.

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(President's Message Continued)

If you get stranded on the lake in your boat, call 707-263-2690. The Sheriff's dispatcher will have a Sheriff's boat respond to assist you. They're very helpful. Be sure you know your location and carry a map of the lake in your boat. It sounds funny, but I get calls all the time from boaters who don't know the name of the point or cove they're at.

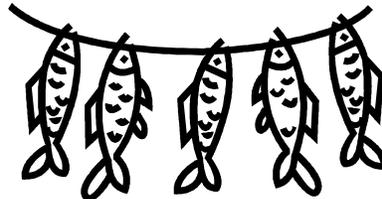
Snake Alert! Two rattlesnakes have been found in Kono Tayee, one on Cora Drive and one on Richard Drive. Please use caution around wood piles, in and around bushes and rocks.

On 07/16/12 at about 6 pm we had a fire on Highway 20, just above the Alston Drive houses. The fire came down from the highway toward the back yards of at least 3 houses. CAL Fire responded to extinguish the flames in a fairly short time. Some home owners used hoses to wet down their back yards.

A few residents and guests went to the backyards where no one was home to wet down the grass, but could not find any hoses long enough to assist. A 100 foot hose in the front and back yard could make a difference. It was hard to watch the fire spread until the fire department arrived. I suggest we all contact CALTRANS to complain about the dry grass on CALTRANS property. Their phone number is 707-998-3858.

Your input, suggestions and comments are always welcome!

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



KONO TAYEE EVENTS CALENDAR

AUGUST 2012

Community BBQ (chicken provided by the Morarity Family): Saturday, August 11th, 5:00 pm at the beach area.

SEPTEMBER 2012

Community BBQ: Saturday, September 8th, 5:00 pm at the beach area.

Oktoberfest (supplied by the Cassin Family): Saturday, September 29th, 5:00 pm at the beach area.

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

ITEM FOR SALE/WANT IN THE COMMUNITY

Jim and Pattie are looking to buy a **used** floating jet ski dock. They also have fan palms and sego palms for sale, "couple of dollars" each. Contact them at 415-519-9963 or 707-274-8129.

Present at Meeting

Carol Benson, Jim Johnson, Jay Greenwell, Yvonne Burrows, Tony Marchese, Irene Tenca, David Burrows, Pat Sullivan, Pat Burger, Michael Morarity, Sr., Nancy Piazza, Naish Piazza, Bob Sullivan, Ernie Lee, Mike Braley, Judy Braley, Jeff Brethauer, Ken Miller, David Wallenstein, Jeanne Wallenstein, Myles Wallenstein and Debbie Pryor

Call to Order/Opening of Meeting

President Bob Sullivan called the meeting to order at 10:02 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.

Election Inspections

Inspector of Elections, Pat Ridgel, announced that 84 ballots were received for the Board election. No additional ballots were presented or received. Pat was excused to count the 84 ballots.

Treasurer's Report

Debbie Pryor distributed copies of the Treasurer's Report, which showed the financials through June 30, 2012 (see 2 attachments). There is currently \$1,366 in our checking account. Our reserve funds total \$85,092.32, and our petty cash totals \$79.49. We completed our reserve allocation for the 2011-2012 fiscal year, \$11,441. The bank's policy changed so that we no longer are required to keep a \$7,500 minimum balance. Next year's reserve allocation will be \$12,669. Although there was discussion of increasing the homeowner's dues, the Budget Committee decided to maintain next year's dues at \$240 per lot. Our largest expense came from our reserves, \$9,022, to finish the pier pilings, which was a previous year's expense. This year we spent \$5,800 to shore up the pier, and \$2,441 to replace the awning. All other expenses were in line for this last fiscal year.

President's Report

Bob Sullivan reviewed the Board's accomplishments of the past year, which included:

- Completed the installation of the swim platform pilings.
- Braced the pier, and repaired dry rot hopefully extending the life of the pier 10 to 15 years.
- Installed a new awning and braced the frame.
- Worked with the County to install no outlet signs at the entrance to our neighborhood.
- Installed informational brochures at the mailbox area from the Chamber of Commerce and County Economic Department.
- Held a successful clean-up day with more than 20 volunteers.
- Pressure-washed and repainted curbs with paint provided by the County (\$1,500 worth of paint), with the help of Dean Carlson and Craig Courtemanche.
- Coordinated various Stepping Out events with the help of Nancy Piazza and Pat Sullivan.
- Coordinated the Annual 4th of July Parade with the help of Sarah Glenn and her family, and the Wallenstein family.
- Held the 3rd Annual Pet's on Parade at Halloween.
- The Architectural Committee conducted inspections and kept track of our common areas, making recommendations for repairs and maintenance.
- Finance Committee reached 100% collection on all homeowner's dues, and managed and maintained our expenses and budget.
- Water/Sewer Committee – Naish Piazza and Dave Wallenstein worked with Special Districts on various water-related issues and maintained solid communication with the Special Districts staff.
- Maintained strong, respectful, working relationships with almost all county departments, including Special Districts, the Sheriff's Department, Fish and Game, and CALTRANS.

Questions and Comments from the Community

- Mike Morarity, Sr. asked about mussel stickers, and Bob Sullivan reported that the neighborhood has been in pretty good compliance. Bob is a County mussel screener and inspector, and can help inspect your boat for the mussel program. Bob reminded everyone that if a boat is found to have launched into the lake with mussels the charge goes from a misdemeanor to a felony.
- Naish Piazza thanked the Board for a great job this past year, and commented that Kono Tayee is one of the best neighborhoods in the County. Ernie Lee commented that because of the good relationships with the County and our Board members past and present, our neighborhood has prospered.
- Debbie Pryor asked if Dave Buttke will trim the trees at the corner of Cora and Richard Drive, which are covering the street signs. Tony Marchese volunteered to trim the trees. Nancy Piazza said that she could also have Dave Buttke do the work.
- Vyonne Burrows asked if there is a missing 5 MPH buoy near the entrance of the canal. Bob Sullivan said he would look into it.
- Mike Braley asked if speed bumps could be installed to slow traffic throughout the neighborhood. Bob Sullivan commented that the County Streets and Roads Department would require a 100% approving vote of the membership to have them installed. Our roads are governed by CHP, so if CHP receives enough complaints of speeding, they will come out to record speeding and make recommendations. You can send complaints to the CHP office in Kelseyville.
- Tony and Sarah Glenn submitted a letter to be read at the Annual meeting, which requested that spraying and abatement of weeds at the beach area be done at the same time weeds are sprayed in the canal. Bob Sullivan indicated that the Board would be addressing the weed issue at the beach very shortly. The Glenn's letter also suggested that neighbors communicate directly with each other regarding their complaints, rather than routing their complaints to the Board of Directors, unless deemed necessary or repeated offenses are found. Bob Sullivan responded that it is the Board's responsibility to enforce the rules of the Association and communicate problems between neighbors the best they can. There was some discussion about noise issues in the neighborhood and the County's noise ordinance, which is between 10 p.m. and 7 a.m.

Election Results

Pat Ridgel announced that a total of 84 votes were received and counted. Results were as follows:

- Bob Sullivan for President received 81 votes and was re-elected.
- Nancy Piazza for Vice President received 42 votes. Mike Morarity for Vice President received 39 votes. The Vice President votes were recounted three times. Nancy Piazza was re-elected Vice President.
- Jeanne Wallenstein for Secretary received 84 votes, and was re-elected.
- Debbie Pryor for Treasurer received 83 votes, and was re-elected.
- Ernie Lee for Director received 80 votes, and was re-elected.

Adjournment

Meeting adjourned at 11:06 a.m.



COMMUNITY ANNOUNCEMENTS

❖ ANNUAL HOMEOWNERS DUES

Annual Homeowners dues notices have been mailed. If you haven't received yours, please let us know by contacting Jeanne Wallenstein, at ktsecretary@gmail.com or 925-229-9154. We appreciate early payment of dues to avoid the time and expense of sending out reminder cards.

❖ SNAKE ALERT!

Two rattlesnakes have been found in Kono Tayee, one on Cora Drive and one on Richard Drive. Please use caution around wood piles, in and around bushes and rocks.

❖ 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 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

❖ 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 for assistance in obtaining your stickers.

❖ DOCKWALKER PROGRAM

Bob Sullivan is part of a State-wide program called the Dockwalker Program, part of the California Department of Boating & Waterways. Bob recently attended the Annual start of the boating season BBQ organized by our Kono Tayee Property Owners Association. During this event, Bob talked to 40 boaters.

