September 2011

Newslett

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

First I would like to thank all those board and committee members who served for the association for 2010-2011.

Included in the minutes are the names of the new members that are serving this year. I would like thank them for committing their time to the Association and helping me as the President. They are already making my job much easier.

The new board is already working on several improvement projects. More information to come. Also many homeowners have told me they are also planning improvements and will be submitting their plans for approval.

I welcome input or suggestions from all residents. It takes the entire community to make things progress in a positive manner.

(continued on page 2)

Kono Tayee Homeowners Association Newsletter, September 2011

(PRESIDENT'S MESSAGE CONTINUED)

The new pilings for the swim float were installed the week of 9-12-2011 and will serve us for many years to come.

Fall is coming, the leaves will be falling soon. Please keep your leaves cleaned up so the street drains won't be clogged.

> Bob Sullivan, Board President 707-274-9284; BOBPATSULL@AOL.COM

ITEMS FOR SALE IN THE COMMUNITY

WANTED

- Jet Skis Wanted. Contact Mike and Vicky Otto at <u>motto@surewest.net</u>
- Cobalt Family Boat (21' or larger) Wanted. Contact Tony Glenn at 916-955-4606
- Water Toys Wanted- Used Pedal Boat, Kayak and/or Sea Doo. Must be in good working order. Contact Beth Shaver at kbshaver@pacbell.net
- Floating Jet Ski Dock Wanted. Contact Jim Johnson and Pattie Moshell Johnson, 7795 Richard Dr., at 408-204-4554 or 415-519-9963.

FOR SALE

- Jack & Irene have many once used U-haul boxes to give away (all sizes). Free! Just come and get them at 189 Harry Way.
- Large Collection of Hall China Jewel Tea 1937 – Autumn Leaf Pattern. Many pieces to sell in mint condition. Contact Nancy Piazza at <u>nancy8@jps.net</u>

KONO TAYEE EVENTS CALENDAR

SEPTEMBER 2011

Oktoberfest - September 24th, 5 p.m. at the beach picnic area. Sausages and Beer will be provided. Please bring a dish to share.

OCTOBER 2011

Stepping Out - October 29th, 4:30 p.m. at the High Valley Wine Tasting Room, followed by dinner at Happy Garden Restaurant. Halloween costumes are optional. Enjoy Wine Country jazz with Charles Tresca during the wine tasting. Please RSVP to Nancy Piazza by October 22nd at 707-274-4439.

Nancy is seeking two additional couples to help plan the next Stepping Out events. Please contact her if you're interested in volunteering.

NOVEMBER 2011

Property Inspections – November 12th

DECEMBER 2011

Stay tuned for Holiday Party Details!

JANUARY 2012

Board Meeting January 7th, 2012, 10 a.m. at 7762 Cora Drive



LAKE COUNTY EVENTS CALENDAR

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

Present at Meeting

Bob Sullivan, Jeanne Wallenstein, Naish Piazza, Nancy Piazza, Terry Hale, Tony Marchese, Dee Reilly, Ellen Lee, John Cormack, Debi Cormack, Vyonne Burrows, David Burrows, Mike Brailey, Ernie Lee, Mike Moriarty, Beth Shaver, Kerry Shaver, Debbie Pryor, Jackie Kues, Doug Kues, Chris Baumsteiger, Maria Schepe

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. Roll call was held. Board members present included Bob Sullivan, Nancy Piazza, Debbie Pryor, Jeanne Wallenstein and Ernie Lee. Bob Sullivan announced that a quorum was present.

Minutes of Previous Meeting

Jeanne Wallenstein made a motion to approve the minutes of the July 2, 2011 board meeting. Bob Sullivan seconded the motion, and the motion was approved without changes or oppositions.

Treasurer's Report

Debbie Pryor distributed copies of the Treasurer's Report, which showed the financials through August 31, 2011 (see Page 8). There is currently \$117,414 in our two accounts. Debbie stated that we have not received payment from 10 lots, totaling \$2,400. We are budgeted to deposit a total of \$11,441 into reserves. Debbie is planning to move \$6,441 to reserves now and another \$5,000 at the beginning of the next fiscal year. We have \$19,000 in checking now and expect another \$2,400 from unpaid homeowner's fees. Debbie is in the process of consolidating bank accounts. Bob Sullivan approved the increase of the petty cash box to \$100.

President's Report

Item 1. Committees:

Bob Sullivan recommended the following members to be appointed for the respective positions below:

- a. Jay Greenwell as Alternate Director
- b. Bob Sullivan as chair, Ernie Lee as co-chair, Dean Carlson, John Cormack and Jay Greenwell to the Architectural Committee
- c. Bob Sullivan, Debbie Pryor, Tony Marchese and Naish Piazza to the Budget Committee
- d. Headed by Naish Piazza, Ernie Lee and Dave Wallenstein to the Sewer, Water and Roads Committee.

Nancy Piazza made a motion for approval, and Ernie seconded the motion.

Additional Committees were appointed as follows:

- a. Nancy Piazza to the Sunshine Committee
- b. Mike and Judy Brailey to the Social Committee.
- c. Naish and Nancy Piazza to the Stepping Out Committee
- d. John Cormack as Keeper of the Flag

Item 2. Habitual Offenders:

Bob Sullivan discussed a number of abandoned and neglected homes that are in violation of the CC&R's and Bylaws. He restated his goal of enforcing the CC&R's and Bylaws, specifically in dealing with property maintenance and repair issues. Bob invited the architectural committee or any member of the Association to notify the Board of any property maintenance problems. The CC&R's specifically state that violators have 27 days to fix the problem or face fines.

Item 3. Trailer Lot

A discussion was held about the trailer lot. Bob Sullivan stated that this lot is not part of the Association and is privately by owned by Keith Rutledge. Trespassing on this lot is not allowed. Mr. Rutledge has allowed Bob Sullivan to voluntarily manage the lot for homeowners' trailer storage only. Mr. Rutledge has experienced significant trespassing issues, including people camping and lighting camp fires on the lot. Trespassers appear to be entering the lot from Milos Court, coming off of Highway 20. Mr. Rutledge plans to fence portions of the lot by the entrance on Milos, but not along Highway 20 at this time. Mr. Rutledge is concerned about safety issues on the lot and is planning to make some improvements in the near future.

Item 4. Paradise Valley Subdivision

Up to 65 homes and additional amenities are being considered in a new development across from Paradise Cove. The developer is hoping to get approval by the end of the year, however there are issues to be resolved concerning water, traffic, and general planning issues. Our water committee is opposed to sharing Kono Tayee water with Paradise Cove or this proposed development. Board will continue to monitor this development and report issues concerning Kono Tayee.

Item 5 – Vandalism

Recently Kono Tayee has had some vandalism at the Milos Court trailer lot and at the post office box area, including eggs thrown, and informational flyers defaced. A report has been filed with the Sheriff's office and additional support has been requested from Highway Patrol and Fish and Game. Residents are requested to report suspicious activity to the Sheriff at 707-263-2690. The Board is considering setting up a neighborhood watch program.

General Discussion

- Bob Sullivan reminded boaters to stay to the left when exiting the canal due to a high sand bar.
- Canal property owners will be sent letters if they need to cut weeds on their property that enter the canal.
- Residents are reminded to maintain a 5 MPH speed within the buoys and canal. Residents can contact the Sherriff at 707-263-2690 to report boaters not following these rules.
- There have been issues with loud noises at night at the beach. Residents are reminded to respect the neighborhood and keep noises at night to a minimum. A recommendation was made to put a note in the summer newsletter or at the mailboxes that residents remind their guests of Kono Tayee rules.

Vice President's Report

Item 1. Pest Control:

Nancy Piazza confirmed that the Association pays RB Pest Control for weed services per year. Spider service is free.

Item 2. New Homeowner Welcome Package

Nancy made a motion for her to develop a package of information for new homeowners, which would include the membership roster, most recent Board minutes, Treasurer's Report, and a list of helpful numbers in the area. Debbie Pryor seconded the motion. Motion approved. Nancy will bring a sample packet for approval to the January meeting, and inform the Board is there are any costs involved.

Item 3. CALTRANS Tree and Brush Maintenance

Nancy reported that she had spoken to CALTRANS regarding brush at the development entrance that causes a visibility problem. CALTRANS agreed to remove vegetation and keep up maintenance. PGE will issue tree trimming notices soon.

Social Committee Report

Item 1. Oktoberfest

Oktoberfest will be held September 24th, 5 p.m. at the beach picnic area. A flyer will be posted at the mailboxes. Sausages and Beer will be provided.

Item 2. Christmas Party

Bob Sullivan has volunteered to host the party. No date has been set.

Item 3. Stepping Out

Naish and Nancy Piazza have organized the first Stepping Out event on October 29 at 4:30 at the High Valley Wine Tasting Room, followed by dinner at Happy Garden. Halloween costumes are optional. Please RSVP to Nancy by October 22nd at 707-274-4439. Nancy is seeking two additional couples to help plan the next events.

Sunshine Committee Report

Get well cards were sent to the following people: Claudia Marchese, Tom Penn, Ellen Tobin, Mary Harry, Robin Greenwell, and Erna Brown. Sympathy cards were sent to the Budge Brown Family, Sandy and John Gaylord, and the Johnson Family.

Water and Sewer Report

Naish Piazza is conducting bimonthly updates with Mark Dillinger from County Special Districts. Naish reported that there is an ongoing problem with house water lines breaking downstream of the meter. Mark does not think this was an installation problem, but is common due to stress put on older pipes during meter installation. The homeowner has to pay for the repairs.

Naish discussed the problems with weeds causing cracks in the road. Naish mentioned it would be helpful if homeowners took care of weeds on their own curb, but the association will also spray Round Up 2 to 3 times per year.

Old Business

Item 1. Pier and Dock Pressure Washing

Bob Sullivan is looking into someone to pressure wash the docks during the summer, approximately every 3 weeks, and less frequently in the winter.

Bob plans to review the condition of the pier. He is concerned that the pier may need to be replaced in the near future, and the cost will be significant. Cross bracing at end of the pier may help extend the life of the pier and reduce swaying.

Item 2. Homeowner Association Management Issues

Debbie Pryor is looking into the benefits of joining the Association for Homeowners for assistance with various issues.

The Board is looking for options for dealing with overdue association fees, including collections. After much discussion, Bob Sullivan said one of his goals is to re-establish an attorney for the Association.

New Business

Item 1. Landscaping

The Board approved increasing Dave Buttke's services from 4 to 5 hours each month at a cost of \$25 per hour effective October 2011. Dump fees will also increase from \$10 to \$40. The trees at the beach will be trimmed this year before the leaves fall at the cost of \$550. The plum trees at the entrance and on Cora Dr. will be trimmed next year. The plum trees are trimmed every other year and were trimmed last year.

Item 2. Garbage Bags

The Board purchased 100 garbage bags at a cost of \$408. They will be available for purchase at \$5 per bag from Ernie Lee at 7763 Cora Drive and Nancy Piazza at 7718 Cora Drive. Alternatively, weekly garbage service is available through Lake County Waste Solutions, 888-718-4888.

Announcements

Item 1. Board Calendar

The next Board meetings will be held January 7, 2012 and April 14, 2012. The next Annual Meeting will be held July 7, 2012.

Property Inspections will be done November 12, 2011 and April 7, 2012.

Residents Questions Input and Comments

Question from Debi Cormack: When is Clean up Day? Answer: Usually in April, but the date has not yet been determined.

Question from Mike Brailey: Do you have plans to start an Association website? Answer: Yes. Jeanne Wallenstein will be looking into this.

Question from Naish Piazza: Naish suggested we should trim the beach trees before the leaves drop. Answer: Bob Sullivan will look into that.

Adjournment

Meeting adjourned at 11:34 a.m.



COMMUNITY REMINDERS

BOATERS

Please stay to the left when exiting the canal due to a high sand bar. Please maintain a 5 MPH speed within the buoys and canal. Residents can contact the Sherriff at 707-263-2690 to report unsafe boaters.

CANAL PROPERTY OWNERS

Please make sure to cut weeds on your property that extend into or near the canal.

NEIGHBORHOOD COURTESY

There have been issues with loud noises at night at the beach. Residents are reminded to respect the neighborhood and keep noises at night to a minimum. Please remind your guests of our Kono Tayee rules.

VANDALISM

Recently Kono Tayee has had some vandalism at the Milos Court trailer lot and at the post office box area. Residents are requested to report suspicious activity to the Sheriff at 707-263-2690.

WEEDS

To avoid road cracking, please make sure to remove weeds at your curb line.

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 and mailing costs by receiving this Newsletter and other correspondence by email! Contact Jeanne Wallenstein, Kono Tayee Secretary, at <u>ktsecretary@gmail.com</u> and request to be placed on our email list.