

Holbrook Heights

Community Association

Newsletter

March, 1997

Warehouse Win

Have you noticed the green field east of Olivera Road? It's pretty quiet. Birds out there. Blue sky.

You don't really notice what isn't there: the huge industrial warehouse installation the Navy planned last year to receive, store and distribute material for military bases and operations throughout the Pacific Rim.

It isn't there because **WE WON!**

Our community association's efforts to prove that the Navy's plans were ill-founded paid off. The Navy said they'd move the warehouse project closer to Highway 4. We've recently heard they plan to build it in San Diego.

Heartfelt thanks to all the amazing people who

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New Skimmers for the Pool

Holbrook's pool has always maintained safe, healthy swimming conditions, but occasionally on especially hot days with lots of use, a sharp-eyed observer would notice the water seemed slightly cloudy. The pool is continuously tested by both pool employees and outside agencies, so we know there are no health concerns. But we have taken the opportunity to research solutions.

The results?

You'll see workers at the pool in April and May, installing three new skimmers and a new filter. These additional skimmers and filter will increase the rate at which the water is filtered to better take advantage of our pump capacity. And best of all, we

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This edition is being sent to both homeowners and renters in Holbrook Heights.

Newsletter Schedule and Advertising

Our association newsletter has been published quarterly in June, September, December, and March, and mailed to all homeowners. Recently, we've been able to save enough on production costs through volunteer knowledge and labor to both include our neighbors who are renters in the newsletter distribution, and to add at least one more edition (July/August, starting in 1997) during the busy summer pool season.

Would you like the households of 931 homeowners and about 300 renters in Holbrook Heights to know about your business? Or your babysitting, lawn care, or other services?

You can advertise in this newsletter.

Specs: the newsletter is a three-column format with a maximum interior column depth of nine inches. Ads will be prepared by newsletter staff using type design only, because the cost of illustration or halftone reproduction would cost us more than the ad costs you. The exception would be existing business cards that include useable (i.e., printed in black ink) art. These will be treated as camera-ready art, with no promises on how well they will reproduce.

Rate: \$10 per column inch (\$10/ci). How does it work? Multiply the number of columns (the width of your ad) by the number of vertical inches (the depth of your ad) by \$10, and you've got your cost.

Here are some examples of ad sizes and costs:

(One column) x (1", or six lines of 11 pt. type, like a classified) = 1ci, or \$10. Eleven point type is the size we use for the body text in this newsletter.

(One column) x (2"; headline can be bigger type) = 2ci, or \$20.

(One column) x (4 1/2"; half a column) = 4 1/2 ci, or \$45.

(Two columns) x (4 1/2"; a square 4 1/2" x 4 1/2" ad) = 9ci, or \$90.

A business card is wider than one column, so goes to (two columns) x (2" deep) = 4ci, or \$40. Or, we can print them sideways on the back of the newsletter: (one column) x (3 1/2") = 3 1/2ci, or \$35.

Payment for your ad, and final copy for your ad, are due when you make your ad space reservation. Space reservation deadlines are the 15th of the month prior to the month of publication: Nov. 15 for the December issue; Feb. 15 for the March issue; and so on. Give your newsletter volunteers a break - reserve your space early! Call Management Unlimited at 706-0123 to get connected with our ad manager.

Board of Directors Meetings

Regular board of directors meetings are held the fourth Thursday evening of every month at 7:30pm in the trailer at the pool. The April monthly meeting will be Thursday, April 24; the next monthly meeting will be Thursday, May 23.

We occasionally reschedule a board meeting because of holidays. We don't expect this to happen until November 1997, when the fourth Thursday is Thanksgiving.

Additionally, we sometimes schedule more frequent work session meetings of the board as association business demands. We'll probably do this to prepare for the summer pool season. Notice of these additional meetings is posted on the sign board outside the pool building, visible from North 6th Street.

All Holbrook homeowners are welcome to attend board meetings. We've instituted opening all regular board meetings with a homeowners' forum that appears first on the agenda. Come with your news, questions, suggestions, and perhaps get involved with some great fellow-Holbrookers in making our community more attractive, safe and enjoyable.

It is helpful to let us know at least a week in advance if you plan to attend simply so we can move to a bigger venue should we need to. The trailer can't hold more than nine people.

Watch the notice board on the outside of the pool building, visible from North 6th, for board meeting notices and updates.

Upcoming 1997 Board Meetings:

Thursday, April 24
Thursday, May 22
Thursday, June 26
Thursday, July 24
Thursday, August 28
Thursday, September 25
Thursday, October 23
7:30pm

Have a Low-Fuss Garage Sale

Set aside Saturday, April 19, starting at 8:00am, rain or shine to say goodbye to all that clutter you've been meaning to do something about.

Terry Oelschlaeger, a local realtor organizes this community-wide garage sale effort every year.

All you have to do to participate is call his voicemail at (510) 945-2690 between April 1 and April 15. Leave your name, address, phone number, and a few of the most interesting items you'll have for sale in your garage or yard.

Terry will advertise three or four houses where people can pick up a list of all participants. Questions? Ask Terry, but be sure to call before April 15.

live in Holbrook Heights and our neighboring communities who rallied to the cause. We succeeded because we organized behind a common goal, and then pitched in to get done what needed doing.

We:

- did legal research, on everything from the National Environmental (*Warehouse Win*, *continued from page 1*)

Protection Act and its governing statues to the Freedom of Information Act

- dissected the Navy's Environmental Assessment Report to demonstrate its fatal flaws

- met with Navy representatives
- made phone calls and wrote letters to elected representatives up to and including President Clinton

- circulated petitions
- challenged the Concord city council to take action
- showed up in force as a community at a city council meeting
- contacted and built coalitions with an array of government agencies

- filed large and small documents where, when, how and with whom they mattered...

In short, we behaved in an intelligent, organized, well-informed, and determined manner that made clear to the Naval chain of command they would not proceed without a great deal more justification than they provided.

We deserve to be proud. half of our home values and quality of life, when we put our minds to it.

Neighborhood Watch in Holbrook Heights

by Denis Paquette

Yes, we do have a Neighborhood Watch Program here in Holbrook Heights!

What is Neighborhood Watch? It's a crime prevention program that enlists the active participation of citizens to reduce crime in their communities, in cooperation with law enforcement.

Neighborhood Watch is organized and operates by community blocks. We currently have six blocks in Holbrook Heights that have the Neighborhood Watch Program in place.

But - there are more than six blocks in Holbrook Heights! We have people who have sold signs for their block or signed up to be block captains. That's a start! We need those who have expressed interest to follow through, to take the next steps in getting Neighborhood Watch established for their blocks.

Why not establish this

effective crime-prevention arrangement throughout Holbrook Heights? It takes very little time. It costs each home nothing but fifty cents for a window sign, or a dollar for an 8"x12" fence sign. It adds safety, security, property value, and a sense of community strength to your immediate neighborhood - your own block!

Our current contacts follow on page 4. You may see one of your neighbors on this list. Talk to them and find out more about this terrific program.

Neighborhood Watch

Coordinator: Denis Paquette

Bonafacio: Joy Delepine

Claudia - N. Sixth to Holbrook:

Janet Gray & Al Poulos

Erie: Beth & Jeff Mikesell

Esperanza - N. Sixth to

Holbrook: Courtney Rivers

Fitzpatrick: Sara Seddon

Holbrook - Bart tracks to

Esperanza: Susan Pillow

Ida - 3100 block: Ed Henry

Baker - 3100 block: Sue Brueske

Meadowbrook - 3100 block:

Ann Madrazo

Roskelley: Dee Chiavetta &

Linda Neef

Stanley: Denis Paquette

If you would like to get involved with the Neighborhood Watch Program, please call Management Unlimited at (510) 706-0123. Let's continue making Holbrook Heights a great, and safe, place to live.

**News from
Pro Solutions**

by Janet Quinn Dennis

I began working with Holbrook Heights Community Association in September 1996. My job: first, to collect the delinquent assessments that had accumulated over the years on many accounts; and second, to establish and maintain the degree of ongoing collections effort needed to keep the association accounts current.

Here we are in the first quarter of '97. A substantial amount of money collected, records corrected, and I hope, communication improved and relationships strengthened. We've answered many questions, and have hopefully enabled association members to gain a new level of understanding about homeowner responsibility.

As always, and especially in California, we experience constant change in the laws affecting our community. This year, effective January 1, a new law concerning collecting delinquencies in homeowner associations is in place.

The chart on page 5 outlines the nuts and bolts of delinquent dues collections process. You'll notice adjustments compared to pre-January 1. For example, for delinquencies effective before January 1, 1997, notification of intent to lien were sent via regular mail, not certified. For delinquencies that become current after January 1, 1997, the notice of intent to lien is sent by both certified

and regular mail to all record owners. Collections fees have been adjusted to take this and other new requirements into account.

I would like to offer a second flow chart, on page 6, to summarize this whole complicated law, because when I visualize components of what I am reading, I seem to understand better. I hope the chart is helpful to you.

I would also like to take this opportunity to acknowledge your board of directors and the services for which they've contracted at Management Unlimited. Whatever has transpired in the past, your new team has both interest and professionalism in doing things right. I encourage you to ask questions, attend meetings and participate in your community.

I truly believe that when people work together the real meaning of community spirit is put into community living and is reflected for all to see and feel.

Thank you for allowing me to be a part of your team.

chart #1

(continued on page 6)

chart #2

should be able to an automated chemical system. A bonus: since the workers have to break up the concrete to install the new skimmers, the worst of the concrete that's been patched and repatched over the years will be replaced.

(New Skimmers for the Pool, continued from page 1)

RFP & Permit Adventure

Based on information and recommendations from pool maintenance professionals, Holbrook members who are lifelong large construction project managers volunteered to prepare a request for proposal (RFP) that spelled out the situation, scope of work, equipment to be installed, and concrete work necessary to get the job done. On the strength of our plans and RFP, we have approvals and permits from both the Contra Costa County Health Services Department and the City of Concord.

Responses

We sent out 10 copies of the RFP, and four companies responded in a very concrete manner by showing up for the on-site walk-through and discussion we had set as a requirement. Three written responses to the RFP were submitted by the deadline. We evaluated the responses, and researched and visited the people and jobs listed as references by the top two contenders. We're ready to start work.

Financing

The association is in better financial shape than in recent history thanks

to the attention of the board of directors, concerted efforts of dedicated volunteers to update association records, the transaction tracking of Management Unlimited, and Pro Solutions' success in collecting long overdue accounts. We can cover a fair portion of the estimated \$50,000 total skimmer, filter and concrete work out of our accounts, but rather than draw down cash we'll be securing a loan free of prepayment penalties. We should be able to repay the full amount within three to five years.

Neighborhood Preservation

Holbrook Heights' appearance has improved markedly over last year. We've received a lot of favorable letters and calls from members supporting Neighborhood Preservation, our HHCA-sponsored neighborhood improvement campaign.. We're seeing what can be accomplished when we work together toward a common goal. The cooperation from homeowners has been stunning. When the campaign started, about 40% of Holbrook homes had some, often minor, refuse or vehicle problem. As of last month, this number was reduced to 10%, half of which are temporary. The remaining 5% are long-term violations where owners have ignored many pleas to fix problems. In short, 95% of homes in Holbrook are lookin' good!

The next, and least pleasant, phase is for the City to enforce municipal codes at the properties with long-term violations. This should occur soon.

Once the hard-core problems are licked, Holbrook will have accomplished something unique and remarkable. You may see it in the news! The Neighborhood Preservation Committee is seeking new members who can commit two to three hours each month. Call Norma at Management Unlimited, 706-0123, and she'll forward your name and number to the association.

If you're among the one in 20 homeowners the City has contacted about a violation, please take care of it before the City abates it. If you let it go any longer, the City will be charging you administrative fees, inspection fees, and fines, over and above the actual cost of abatement. It gets really expensive.

Roskelley Renaissance

Roskelley Drive is becoming a showplace as homeowners have remodeled, painted, and put in new landscaping. Whatever's going on, it's contagious. Homeowners all along the street have caught the bug.

It's been noticed. A morning walker on Roskelley recently commented, "I used to think, 'I'm sure glad we live on our street'. Now I wish we lived on Roskelley." What a tribute! Go, Roskelley!

Holbrook Heights

Community Association
P.O. Box 485
Concord, CA 94522

Bulk Rate U.S. Postage Paid Concord, CA Permit #107

The quality of life in Holbrook Heights depends on us.

Holbrook Channel News

Twice in January, the Holbrook Channel overflowed down adjoining streets. John Woods, Operations Supervisor, Maintenance Services, City of Concord, had a crew on the spot immediately - but not before Holbrook residents were out there cleaning out the culverts! Everybody teamed up to clear the mess within hours. John called the next day to "commend, thank and recognize the Holbrook residents who did such an outstanding job."

The culverts at the Moretti Drive and Esperanza Drive crossings are just too small for big floods. This problem is made worse when tree trimmings, old lumber, and other

refuse that homeowners have thrown over their back fences and into the channel is swept downstream, gets entangled, and then clogs the culverts.

The banks of the channel are also eroded in some places. This has been a problem since the channel was built in the 1950s. Now the backyards of some bordering homes are threatened.

Many association members have expressed concern about flooding, erosion, toxics, litter, and wildlife habitat. Two would like to hear from other interested persons who have suggestions or would like to participate in addressing the problems. Call Norma at Management Unlimited, (510) 706-0123, and she'll forward your name and number to the association.

Holbrook Makes History

The Concord Historical Society asked us to donate the major papers related to the Naval Weapons Station warehouse issue, and we have. They'll be available to anyone facing a similar predicament in the future. The papers include difficult-to-acquire information about the ecology of the area, correspondence, and newsclippings. We're a tiny part of the Society's fascinating treasures that tell the tales of Concord's history, housed in the History Resource Center at 1601 Sutter. Call (510) 827-3380 for an appointment to visit.