

# Holbrook Heights

## Community Association

# Newsletter

July, 2002

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### **Summer Pool Hours**

*Mon-Sat*

10-11am

Adult laps (no lifeguard)

11am-5pm

General Swim (breaks at :45)

5-7pm

Family Swim (breaks at :45)

7-8pm

Adult Laps (no lifeguard)

*Sunday*

10-11am

Adult laps (no lifeguard)

11am-5pm

General Swim (breaks at :45)

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### **Message from the President**

Hello, fellow homeowners. Our Association is now in its 49<sup>th</sup> year. The big news is that the revised documents (CC&R's, by-laws, Articles of Incorporation) have been approved by a majority of the homeowners. We are no longer operating under out dated documents from 1953. This will make real estate transactions, such as selling or buying a home, much easier.

Plus, the new documents are in plain language and much easier to read and understand. I want to thank everyone who voted for the revision. We live in a nice neighborhood. Crime is low and home values are rising. That doesn't happen by itself. The people who live here make it happen. You, as a neighborhood and an association, have made Holbrook Heights a desirable place to live and raise a family.

We have a lot of new projects in the works to make our Park and Pool even better. Renovation should begin soon on the Baby Pool. Be sure to read the Pool News article for details. We moved the snack shack inside the main pool area and are in the process of creating a new check-in room in what used to be a storeroom. Volunteers are doing most of this work. Thank you to everyone involved.

Our most ambitious project is the complete replacement of the playground equipment. Many of you have donated money and attended  
**(continued on page 3, see President)**

### **Holbrook Playground Renovation Moves Forward!**

Renovation of the playground area has been the subject of discussion for several years now. Various residents and board members through the years have put forth efforts to raise funds towards this cause.

There have been some successes in this area and the fund of donations has grown to about \$4,500. In addition, \$16,000 of the current reserves are set aside for renovating the playground. Although this sounds like it should be sufficient funding we are finding that we are currently farther from the goal of completing the playground than we had hoped.

The playground committee has met with the Parks and Recreation Department of the City of Concord to learn the current laws for safety and accessibility and has also met with playground equipment vendors.  
**(continued on page 2, see Playground)**

## ***Playground***

*(cont from page 1)*

The vendor of choice, recommended by the City, has given us a rough estimate of around \$60,000 including installation. Pictures of the current draft plan can be seen either on our web site [www.holbrookheights.org/play.htm](http://www.holbrookheights.org/play.htm) or on a photo board that is posted at the pool.

We realize this is a big number and were also surprised. There are many costs we had not considered. Some of these are the removal of a portion of walkway that is already damaged, removal of 12" depth of the existing sand base, removal & disposal of old equipment and addition of a 12" fibar base. If you are a contractor capable of completing these jobs on a volunteer basis or at a discounted cost we would be very interested in hearing from you.

We are not deterred by these challenges. We are committed to project completion within the year.

We are currently seeking corporate donations by submitting a "hot sheet" to the Concord Chamber of Commerce this summer. You may notice in upcoming issues of the bi-annual newsletter and on our website pages that will list public "Thanks" to corporate sponsors. If you

have a business and wish to make a donation this is a unique opportunity to get your company name out to over 950 North Concord residents. We do not otherwise accept any type of advertising. Personal contributions will also receive a public "Thank You". We would like to take this opportunity to thank all of you who have already donated. You helped get us on our way. We hope to use this momentum to take us the rest of the way.

Our current plan is to fundraise until Sept 30, 2002. At that time, we will evaluate funding against cost and determine what course of action to take. We hope to reach our goal of \$60,000 through corporate sponsors. However, if this doesn't materialize there are many alternative ways to supplement our fundraising. Some alternatives that we have discussed are a scaled down version of playground renovations, a bank loan, a self-funded loan from reserves or a one-time assessment of homeowners.

If you have any questions or comments regarding the playground, email [webmaster@holbrookheights.org](mailto:webmaster@holbrookheights.org). Send contributions or written comments to:

**Holbrook Heights  
Playground Fund  
PO Box 6782  
Concord, CA 94524**

## ***Pool News***

The Health Department has approved the plans for our new baby /wading pool. We were required to install a filtration unit on the it and we are resurfacing it as well. Work should begin soon. The old Snack Shack will become the equipment room for the new filtration unit.

We hope the work will be completed in about six weeks. I know that this doesn't give us much time with our new pool this summer but we will enjoy it for years to come.

The Snack Shack is up and running in its new location. We hope to expand our Snack Shack next year with the possibility of some hot food, like pizzas, popcorn and such.

Please remember to pick up after yourself after your day at the pool. Since we got snacks back our pool area has gotten very messy. (Cans and wrappers left on the grass, and wrappers floating in the pool.) We have four big trash cans positioned at all corners of the pool. Please use them. Unfortunately it is not just the kids leaving trash behind. Adults, let's set a good example please.

Also, please check the lost and found for lost items. Parents, if you send your child down with a toy, goggles or the like,

please make sure your child's name is on it. You may even stop at the snack shack and we will help your child put their name on the article.

Plans are also in discussion for a new pool building. A brand new building would not only jazz up the neighborhood, but include much needed new amenities such as new larger bathrooms with stalls, hot water and warm showers, a whole new Snack Shack, guards shack and check in area.

The current building is almost 50 years old and needs a new roof along with many other repairs. The cost of the required repairs look as though they may run as much as having the building rebuilt altogether. We are currently acquiring estimates to determine the best course of action to take.

Marilyn Nicoll, Pool Manager & HHCA Board Member

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## ***President***

*(cont from page 1)*

fundraisers for the project over the years. We are committed to making this project a reality within the year. We have plans and estimates in hand and the playground committee is working hard trying to acquire corporate donations. Please be

sure to read about their efforts in this newsletter.

We are still actively seeking donations and will be having fund-raising events this summer. We welcome your ideas, your time volunteering and of course your donations!

Have you noticed the flag flying at the pool this summer? The flagpole is a tribute to those volunteers who have gone before us, some of whom are now deceased. On holidays, we fly a special flag that was given to us by a WWII veteran who lives in the neighborhood. I will not say his name in case he wishes to remain anonymous. The flagpole was his idea. I want to thank him publicly here. We all appreciate it.

Thank you for your support of the association. As always, we welcome anyone who wishes to volunteer. We need someone to take charge of Neighborhood Preservation. The city has a pretty good program, but it still relies heavily on citizens reporting problems. That's where our own preservation committee could help out. Anyone interested? Let us know via the management company 925-736-2099 or e-mail me at: [holbrookprez@hotmail.com](mailto:holbrookprez@hotmail.com)

Doug Lower  
HHCA President

## ***Picnic Benches Coming Soon!***

To make our park more family friendly, we are going to install three picnic tables. The Board has already approved funds for these tables and they were recently ordered.

The tables will be the coated steel type for longevity and installed "in-ground" to prevent theft. We expect an August delivery date. The benches will be installed in the open dirt areas between the walkways outside of the pool entrance. We will schedule an installation date once they arrive.

Rob Baldwin  
HHCA Board Member

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***Visit us  
on the web***

[www.holbrookheights.org](http://www.holbrookheights.org)

## ***Treasurer's Report***

The financial status of the Association is much better than it was 10 years ago. Our receivables are down and our reserves are up. We are still "under funded" in our reserves but we have been making a good effort to increase the reserve amounts. Unfortunately the reserves are not adequately funded to pay outright for the new playground and a new building. These are the NEW projects that your association board identified this year.

We are considering a number of options as we continue to seek donations. This effort was recently intensified as the Playground Committee started seeking corporate donations.

If we cannot raise the money needed from outside sources we need to consider other alternatives. One is that the board is legally allowed to raise the dues 20% per year. Alternatively we can propose a special assessment. A special assessment of up to \$150 per home (\$12.50/mo for a year) would pay for both of the proposed renovations. To do this we would need be required to take a vote of the membership. To pass, we would need a majority YES vote of the membership

We understand that some residents are on fixed incomes and/or do not use the park and

pool. However, in the long run everyone would benefit from the improvements as renovations to community amenities will increase the property values for everyone in Holbrook Heights.

No decision will be made on this matter until the end of our fundrasing efforts. As always, we welcome your input.

Melinda Lunn  
HHCA Board Treasurer

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## ***Neighborhood Clean up News***

Last year we worked with the City of Concord Neighborhood Preservation and arranged for large dumpsters to be placed in our neighborhood for a neighborhood cleanup. If you liked this and would like it to happen again, we need volunteers to work with the city so that we can do it again. If you are interested in helping out, please contact:

Cyndie Swainbank  
925-825-8182

and we will schedule a meeting with the city.

Cyndie Swainbank  
HHCA Board Member

## ***Garage Sale***

Recently there seems to be a large number of old outdated signs littering our neighborhood.

Please, when your garage sale has ended, be respectful of our neighborhood and go back and removed all posted signs. It only takes a few minutes and really makes a difference.

Thanks for your help in keeping our neighborhood clean.

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## ***Holbrook Heights Web page***

If you have interesting bits of information, original homeowner brochures, articles or photographs that you would be willing to share the HH Webmaster wants to hear from you!

We are also seeking before & after photos and stories of your former fixer-upper!

We have seen some houses in the neighborhood do some pretty amazing transformations. If you have documented your story and want to share, please send us an email. Already have it all up on a webpage? Send us the link!

Contact  
webmaster@holbrookheights.org  
Or send written submissions or  
comments to:

PO Box 6782  
Concord, Ca 94524

Jill Newquist  
Webmaster

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## ***Board of Directors Meetings***

Regular Board of Directors  
meetings are held on the  
fourth Thursday of the month  
at 7:30pm in the trailer near  
the pool.

The Board occasionally resched-  
ules meetings because of  
holidays. Watch the white  
signboard on the North 6th  
Street side of the pool building  
for notice of rescheduled  
meetings.

In addition, we sometimes  
schedule work session meetings  
of the board as association  
business demands. Notice of  
these additional meetings will  
also be posted on the same sign  
board outside the pool build-  
ing, visible from North 6th  
Street.

All Holbrook homeowners are  
welcome to attend board meet-  
ings. Meetings begin with a

homeowners' forum that ap-  
pears first on the agenda. Come  
with your news, questions,  
suggestions and perhaps get  
involved with some great  
neighbors in making our com-  
munity more attractive, safe  
and enjoyable.

It is helpful to let us know in  
advance if you plan to attend  
simply so we can move to a  
bigger venue if necessary. The  
trailer can't seat more than  
about 9.

### **Upcoming Meetings:**

August 1  
(July's rescheduled )  
August 23  
September 27  
October 25

### **Board Members:**

Doug Lower, President  
Shane Mahoney, Vice President  
Melinda Lunn, Treasurer  
David Kubik, Secretary  
Cyndie Swainbank, Member at  
Large  
Rob Baldwin, Member at Large  
Marilyn Nicoll, Member at Large

### **Management Company:**

Jean Bates and Associates  
Cliff Bates, Account Manager  
P.O. Box 3428,  
Danville, CA 94528-3428  
(925) 736-2099

## ***Handy Phone Numbers***

Astound 1-800-427-8686  
AT&T Cable (800) 945-2288  
Buchanan Fields (925) 682-1846

Chronicle Pavilion(925) 676-8742

### ***City of Concord***

Building Permits (925) 671-3454  
City Services Power Updates  
Hotline - 24hr (925) 671-5050  
Code Enforcement(925) 671-3282  
City Council (925) 671-3158  
City Manager (925) 671-3150  
Graffiti Hotline (925) 671-3080  
Human Resources (925)671-3151  
Leisure Services (925) 671-3270  
Permit Center (925) 671-3454  
Pothole Hotline (925) 671-3228

### ***Contra Costa County***

Contra Costa Fire District (925)  
930-5500 24hr Non-Emergency  
Water District (925) 688-8000  
Sewer (925) 228-9500

Diablo Creek Golf (925) 686-6262

Garbage Collection(925)682-9113

Pacific Bell (800) 303-3000  
PG&E (800) 743-5000

### **Police Field Offices:**

Northern Office (925) 671-3322  
Southern Office (925) 671-3483  
Valley Office (925) 671-3377  
Police & Fire Emergencies 911

Public Works / Maintenance  
Services (925) 671-3448

More available at our website.  
[www.holbrookheights.org](http://www.holbrookheights.org)

# **Holbrook Heights**

Community Association

P.O. Box 3428,

Danville, CA 94528-3428

[www.holbrookheights.org](http://www.holbrookheights.org)

*The quality of life in Holbrook Heights depends on you.*