

THE DEVIL'S ADVOCATE

DIABLO COMMUNITY NEWSLETTER



HERE COMES THE SUN...

by The Diablo Property Owners' Association

The Owners' Association recently launched a wonderful new project to honor Diablo's longest residents. Did you know that 22 of our neighbors have lived here 50+ years? Oh the stories they have to tell! This issue features our first four honorees and the historic homes they live in. Be sure to check out the display at our post office and write a note of appreciation for them.

DPOA volunteers are raising the flags to honor Memorial Day and celebrate 4th of July, we are refreshing plants at our entrances, planning an end of summer community social, maintaining our lending library, cleaning up the post office and welcoming lots of new residents. If you have recently moved into Diablo, please e-mail membership@diablopoa.org. We would like to help you connect with the community! Residents can also find updates and photos at diablopoa.org and [@diablo_community](https://www.instagram.com/diablo_community) on Instagram.

Happy Summer,
Dana Pingatore

SUMMER 2021

HONORING MARYAM MEHRAN

Resident Since 1955

by Penny Adams and Mugs Freeman

Excerpt from full article featured at the Post Office this Summer

Maryam lives in the first house on the left as you enter Diablo. She loves people and life and is one of the most delightful and caring women you will ever meet.

She is Diablo's much loved and longest-term permanent resident and will celebrate her 100th birthday in January. Born in Tehran in 1922, Maryam celebrates being Persian. She was one of eight children, attended Presbyterian missionary schools and met her husband, Masud, playing tennis in Tehran.

They were married in 1942 and immigrated to New York in 1944.



Maryam serving a Persian delicacy in 1970



Maryam and son Alex with Jinny Cuenin and son Judd in Mother-Son Tournament in 1968

Maryam's son Alex remembers growing up in Diablo. There were no street addresses. Post office box numbers started at number 100. The Mehrans' P.O. Box was 131. Everyone shared "Party Lines" and the Mehrans' phone number prefix was "Vernon" or VE7-6869. The Diablo culture was that of a summer community with the feel of a summer resort. Young people rode their horses and bikes over the bumpy roads and swam in the reservoir at the end of Alameda Diablo, which was also Diablo's water source. The lawn north of the clubhouse was used for pickup baseball and football games, and everything was family oriented.

HONORING PENNY ADAMS

Resident Since 1944

By Maryann Cella

Excerpt from full article to be featured at the Post Office this Summer

In the colder months, Penny resides in Berkeley, but warmer weather finds her enjoying the country life at the home she first visited at age 5 months, in the 1940's. At that time, "Tilepile" was owned by Penny's grandparents, Fred and Alice Thomas, who built it in 1927 from a design by Penny's great-uncle, noted Berkeley architect John Hudson Thomas. Later, the house passed to Penny's mother, Beth Thomas Hearn, and finally to Penny and her late husband, Jim Adams. Currently, Tilepile is the last Diablo home owned by the same family and Penny's intent is that it will always be thus.



Penny in the Galapagos

Penny has happy memories of her idyllic childhood summers in Diablo. Back in those days fences and gates were few and far between and her neighbor Ralphie Phillips would peer in their screen door in the morning to see if Penny was ready to come out to play. Penny saved up \$26 to buy a blue Schwinn fat tire bicycle, which was fun to ride around the flats of Diablo with the gang, but she recalls laughingly that the gearless, heavy ride was not much use in getting her up the steep hill to the Club to go swimming, another favorite pastime.

HONORING MARY LYNN PECK

Resident Since 1962

By Marilee Headen

Excerpt from full article to be featured at the Post Office this Summer

Mary Lynn's first visits to Diablo were many years before she became a resident. Although she was born in Berkeley, she grew up in San Leandro and would skip school to come to Diablo with friends to swim in the lake at the end of Alameda Diablo. While a student at San Jose State, she attended a 1950 Sigma Alpha Epsilon fraternity party at Diablo Country Club with her future husband, Bill. Mary Lynn and Bill moved to "Fern Banks", their home at 1884 Alameda

Diablo in 1962 with their two young children. Mary Lynn was an avid golfer and formed many lasting friendships through her involvement in both the 9-hole and 18-hole ladies golf leagues. She remembers telling a group of awed male golfers that she shot a 69 that day. She waited until later to add that that was for 9 holes ;-). "They were pretty gullible guys!"



Mary Lynn attending a fraternity dance at Diablo Country Club circa 1950. Mary Lynn is 2nd from right, Bill is 3rd from right

HONORING & REMEMBERING CHARLOTTE GARNER

Resident Since 1961

By Marilee Headen

Excerpt from full article to be featured at the Post Office this Summer

Charlotte lived in Diablo for 60 years, moving in on the day after Christmas in 1961 with her husband and two children—Rick, then 7 and Cheryl, then 13. Born in southern Idaho in a small town named Buhl, she met her first husband, Dick, while working in Portland. Dick had just returned from service in the Navy. After moving first to Berkeley and then Pleasant Hill, they bought a home in Diablo and aptly named it Little Sequoia as it is surrounded by 12 redwood trees. Her children were raised in Diablo and have given Charlotte four grandchildren, three of which who live nearby. She remembers a quieter Diablo in 1961, more like country. Lots of horses and the school bus would drive by. When Cheryl and



Charlotte in 2018



Charlotte and Cheryl water skiing in 1958

Rick were children, Dick built them a small corral in the backyard for a brown and white Shetland pony named 'Irish'. He purchased them a two seat surrey to ride. However, the corral wasn't that well-built and Irish most often was at their back door window wishing to enter. Charlotte met her second husband, Bob, on a blind date at Diablo CC Country Club attending a 'Smoker' 9-hole golf evening. Both were widowed. They married and lived in Little Sequoia for 30 years before Bob passed away. Beyond dancing and water skiing, Charlotte stayed busy with golf and travel. After golfing with other couples, they would drive their golf carts right onto her property for drinks and appetizers, as there were no fences on the golf course in those days. As she says "What a fun time!".

Visit the Post Office to write a note of remembrance for Charlotte and her family.

COMMUNITY ANNOUNCEMENTS

Births

Sheila and Jeff Langon welcome with open hearts their fourth grandchild, and first child for Chloe and Alex McArthur. Devin Rose McArthur was born on March 24 weighing six pounds and three ounces.

Marcy and Tom Parker are so happy to share the news that their daughter Eryn and son-in-law Riley are the proud parents of six-pound, two-ounce Aiden Parker Strong, born on May 27. Eryn and Riley have just purchased a home in Danville after living in London for four years.

Deborah and Rob Scharnell have a new grandchild—their fifth and first girl--Reagan Jean, born on March 31st to daughter Kendra, son-in-law Keaton Eldridge and big brother Jack, and weighing seven pounds and seven ounces.

Weddings

MLu and John Wilhelmy are delighted to announce the marriage of their youngest son Patrick to Briana Bellamy on May 1 in the redwoods of the Oakland Hills. A small gathering of close friends and family celebrated with May Day festivities, including a Maypole with fair maidens dancing around it! Patrick and Briana met while working internationally for the same company. The newlyweds will reside in Oakland.

Deborah and Robert Scharnell announce with pleasure the marriage of their third and youngest daughter Kesley Morgan Scharnell to Taylor Criddle in Sonoma County at the Jacuzzi Winery on August 20, 2021.

Cindy and Lynn Jansen are thrilled to announce the upcoming marriage of their oldest son Jonathan and Jessica Wellman at Sugar Pine Point in the Ehrmann Mansion on August 21, 2021. The newlyweds will live in Tahoma, at Tahoe, where Jonathan (J.J.) is an Associate Planner at Marsden Architects and Jessica is a Senior Human Resources Coordinator at Squaw Valley.

Birthdays

Betty Potts, long-time Diablo resident who recently moved to Brookdale Assisted Living, will be celebrating her 100th birthday on August 8th. Please celebrate her birthday by sending a card to her at 950 Diablo Road, Unit 249 Danville, CA.

In Memoriam

Ralph Reed, a resident of Diablo since 1978, died peacefully at home surrounded by his wife Arlene and their three children on the evening of June 16, 2021, just two days shy of his 90th birthday. A veteran of the Korean War, and a graduate of San Francisco State University, Ralph was a longtime member of the Diablo Country Club where excelled at playing golf and gin rummy. We send our condolences to the Reed Family.

Charlotte Garner passed away peacefully the morning of June 25th. She was a 60-year resident of Diablo, mother of two, grandmother of four and great-grandmother of eight children. Our thoughts are with her family.



Ralph Reed (1931-2021)

COMMUNITY ANNOUNCEMENTS

continued

High School Graduates

Josef Bakos, youngest son of Lisa and Steve Bakos, will graduate from Monte Vista High School and attend CSU Chico this fall, where he will pursue a B.S. in Business Marketing and play Club Baseball for the Wildcats.

Garrett Anthony Pontin, son of Jennifer and Toby Pontin, and a graduate of the College Preparatory School in Oakland is off to Lewiston, Maine to begin his studies at Bates College.

Kylie Rhodes, daughter of Kristi and Casey Rhodes, is graduating from Monte Vista and attending Southern Methodist University in Fall.

Luke Sommer, son of Stacy Sommer and Mike Fitzsimmons, and a graduate of Monte Vista High School, will be attending the Kelley School of Business at Indiana University in the Fall.

Finn Watson, son of Valerie and David Watson and a graduate of the Athenian School, will be overseas studying Economics at the University of St. Andrew's in Scotland.

Allie Schmitz, daughter of Kyrstin and Tom Schmitz, graduated from Carondelet High School and is excited to be attending Cal Poly in the fall. She will be pursuing a career in Child Life Therapy.

College Graduates

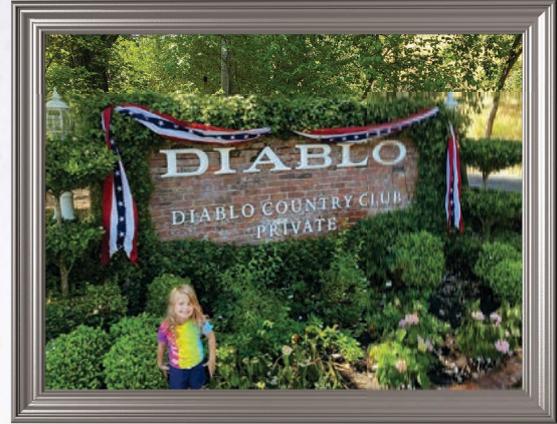
Drew Challinor, son of Andrea and Bob Challinor, graduated from the University of Colorado at Boulder with a double major in Finance and Real Estate. He will be working in Phoenix with the software company Appzen which creates Artificial Intelligence software for the financial industry.

Kismat Dhaliwal, daughter of Ruby and Bhagdeep Dhaliwal, has graduated from Wellesley College in Wellesley, MA. She is pursuing Urdu language study through the U.S. Department of Defense's Boren Scholarship, and tentatively moving to Lucknow, India in the fall.



Congratulations!

DIABLO NEIGHBORHOOD PHOTOS





Summer
in Diablo!

HERITAGE OAKS IN DIABLO

by Dee Geisler
Heritage Tree Committee

Diablo Oaks continue to make a statement as they stand proudly among all of Diablo's beautiful and unique homes. These handsome giants help to create the calming ambiance we experience when we return home from work and other activities. Although we have lost sixteen of the original sixty-three oaks that were registered in 1998, many of them continue to be strong and healthy. There are wonderful single trees and four remarkable oaks at 1717 Alameda Diablo which are amazing examples of well-preserved trees.



Heritage Oaks 72 inches in circumference or larger were registered with the County in 1998 with the aid of the Athenian students in identifying the trees. The largest oak (shown above) is "Grandpa" at 1625 Calle Arroyo which is now 21 feet in circumference. A celebration was held in 1999 to give out plaques to the proud owners. Since then, most owners have tried diligently to preserve these awesome giants. Despite their efforts, some have died.

The task of preserving a giant tree that has a massive root system and grows best with a large amount of untampered space below ground is not an easy one. A good arborist can assist you with your tree; therefore, please call Dee or Tony Geisler at 925-837-4670 if you need names. Large oaks add value to your property and are aesthetically beautiful, create a focal point for your yard, add shade, improve erosion control and serve as a habitat for animals. To please an oak tree, leave a buffer area around the tree using plants underneath that don't need summer watering. Avoid compacting the dirt during construction and hurting the root system. Though we are unlikely to spearhead another registration of oaks, we continue to discover special oaks in Diablo that are new to us. A good example is the breath-taking oak we recently saw on Casa Nuestra. Despite its size and likely old age, it is a well-engineered beauty of balance and structure. Call us if you have an oak that has yet to be "discovered".

FIRE SEASON

by the DPOA



*Photo of Diablo Mt. Scenic
May 2021*

Last year was the worst California has seen in its history. According to Cal Fire, 2020 was one of the most severe fire seasons on record and 2021 has already had more fires and more acreage burned so far than this same time last year. Let's all do our part to take care of nature, our neighborhoods, each other, and those that risk their lives, physical and mental health to protect us all.

Want to help? Here's how:

Create defensible space around your property

Put together an emergency kit

Sign up for warning system notifications

Support our women and men selfless heroes @cal_fire @iverson_faa

@bayareafirefirefighter @srvfpd @srvfirefighters @calfirewellness



DIABLO COMMUNITY SERVICES DISTRICT

By Kathy Urbelis

The Diablo Community Services District (DCSD) is a California Special District and is governed by residents elected to a 5-member Board of Directors. The purpose of the DCSD is to provide security services to residents, maintain and improve roads, culverts under roads, and bridges within Diablo, and maintain Kay's Trail. www.diablocsd.org

ROAD MAINTENANCE SCHEDULE FOR AUGUST

In 2013, the District took on the multi-year project of grinding and paving all District-maintained roads. This project marked the first time in Diablo's history that the roads were ground down and properly rebuilt, thus eliminating this extensive level of work for the next 30-40 years. Last summer, the District finished this project with the exception of upper Alameda Diablo which will be done during summer 2022. To keep the rebuilt roads smooth and extend the life of the surface, all roads will be seal coated every five to seven years.

This summer, the District will seal coat the streets listed below. The work will be performed by Dryco Construction, Inc. on Tuesday August 3rd and Wednesday August 4th. The seal coat project will require the listed roads to be closed the entire day the work is performed and will cause significant traffic delays within Diablo. An email detailing the work, the impact on traffic flow, and planning recommendations (e.g., do not schedule contractors to work on those days) will be sent to all residents in July.

Tuesday August 3rd

Alameda Diablo

(Diablo Rd to Caballo Ranchero Dr.)

Caballo Ranchero Ct

Club House Rd

(Alameda Diablo to Calle Arroyo)

La Cadena

Wednesday August 4th

Avenida Nueva

Caballo Ranchero *(Alameda Diablo to second speed bump)*

Calle Arroyo

Calle Los Callados *(Alameda Diablo to Avenida Nueva)*

Casa Nuestra

El Nido

FISCAL YEAR 2022 BUDGET OVERVIEW

At the District's June 8th Regular Meeting (7:30 pm via Zoom) the Board will approve the budget for the new fiscal year (July 1, 2021 through June 30, 2022). A copy of the proposed budget and the June 8th meeting Zoom link can be found on the DCSD website home page at www.diablocsd.org.

Here are some of the budget highlights:

- Revenues are expected to total \$821,000. Sources are: \$510,000 in ad valorem taxes, \$308,000 in Measure B special taxes*, and \$3,000 in traffic fines.
- Road Maintenance expenses are projected to be \$150,000, which include the seal coat work (see above) of \$125,000, and \$25,000 for Kay's Trail maintenance, emergency repairs and storm patrol.
- Security expenses, e.g., deputy patrols and costs related to equipment, will run approximately \$350,000.
- Professional and Administrative expenses, including insurance, legal, general manager, accountant and auditors, as well as costs for software, county notices and fees and records maintenance are estimated at \$144,000.
- Cash balances as of June 30, 2022 are expected to total \$782,000.

CONTINUED: Diablo Community Services District

The District's current fiscal year ends June 30, 2021. The financial results for the current fiscal year will be available on the website for review and download by August 1, 2021. The report can be found under the Meetings & Financials Tab of the website.

*The Measure B Special Tax was approved by Diablo registered voters in a March 2018 special election. The Special Tax sets the tax rate for improved parcels, unimproved parcels and the Diablo Country Club and includes a 3% annual inflation adjustment. The Tax rates for fiscal year 2022 are \$662.26 for improved parcels, \$128.06 for unimproved parcels and \$23,444.68 for the Diablo Country Club. The Tax assessment is included in the property tax bills issued by Contra Costa County.

A LOOK AT DIABLO'S SECURITY

One of the primary functions of the DCSD is to provide for "police protection...to protect and safeguard life and property" as outlined in our formation documents in 1969. For the past 40+ years, the District has been contracting these security responsibilities to the Contra Costa County Sheriff's Office. Thus, Diablo has its own police vehicle and a dedicated deputy, Dan Buergi, who has been with us since 2013.

Diablo has a very low crime rate. The DCSD works closely with Deputy Buergi to stay abreast of any security concerns or issues that arise. In the past year, Diablo has had only five significant incidents: two burglaries, two incidents of vandalism, and one criminal threat. Each month the DCSD receives a security report from our deputy detailing every call for the previous month. At our monthly meetings, the report is reviewed, questions are answered, and any ongoing concerns are discussed.

Looking at the broader security perspective, Diablo's unincorporated neighbors, Blackhawk and Roundhill, also have dedicated county sheriff's deputies. In addition, there is an at-large Sheriff's deputy for the unincorporated areas in the valley that patrols 24/7. The Town of Danville, considered one of the safest places in California, has a fully staffed police department that is available to Diablo residents in mutual aid situations. Danville also has an excellent security camera system that reads license plates of every vehicle entering the town perimeter. The system interfaces in real-time with the National and State stolen vehicle databases as well as Danville's local database. Nearby cameras are located at the Green Valley Rd-Diablo Rd intersection, the Diablo Rd-Fairway Rd intersection and at the Blackhawk Rd-Camino Tassajara Rd intersection. Thus, Diablo is essentially bookended by Danville's security cameras.

To remain safe and secure, we Diablos have a role: be proactive. If you notice anything out of the ordinary, please contact the Sheriff's Office at the non-emergency number, 925-646-2441, or if an emergency, 911. Vigilance protects our community.

REMOVE ROAD-ENCROACHING VEGETATION & DUFF. PLEASE

Vegetation overgrowth notices were emailed to residents in April, requiring residents to ensure a height clearance over the road of 13.5 feet and complete clearance of the paved road widthwise. Many thanks to all residents who already cut back their vegetation. If you have not cleared your vegetation, please do so now. As we enter fire season it is critical that the roads within Diablo are clear to help retard fire and make potential evacuation easier.

Duff, which is debris and dirt on the edge of the road, also creates a safety issue as it gives the appearance that the roads are narrower than they really are and forces cars to hug the center of the road. Duff is a fire hazard as the material tends to be dead and combustible. If you have duff on your road's edge, please remove it from the area with a broom, rake or leaf blower.

CONTINUED: Diablo Community Services District

Vegetation overgrowth and duff need to be cleared by June 15th. After that date the District reserves the right to hire a contractor to remove the vegetation and duff and charge the property owner for the cost of the work. Thank you for doing your part to keep our roads safe.

WILDFIRE SEASON IS HERE!

All Diablo residents are reminded that we are once again in wildfire season. With the recent fire that broke out on Mt. Diablo, just above the south gate entrance to the Park on Friday, May 21st, at 3:00 am, we are reminded that wildfires are serious and a threat to all of us with our proximity to parkland, grassy hillsides and other fire dangers.

This fire was very scary for Diablo residents that live on Mt. Diablo Scenic and upper Alameda Diablo as evacuation orders were almost made by the Fire District. However, due to the quick response by the San Ramon Valley Fire District, Park Rangers and Cal Fire, the fire was contained in about three hours. It did spread to approximately 3-4 acres and the cause is still under investigation as there are no obvious reasons for a fire to start at three in the morning.

This is another wake up call for all residents to look around your properties, make sure all weed abatement is done with a buffer around homes, trees are trimmed away from roofs and emergency kits and evacuation plans are made with your families and with your neighbors.

Additionally, we are entering a very severe drought season so please conserve as much water as possible by limiting your irrigation times to keep your landscaping alive but without waste and runoff.

Let's all work together for a safe summer here in beautiful Diablo.

ARE YOUR SMOKE ALARMS STILL WORKING?

Given that this year may be particularly fire prone due to our excessively dry winter, now is a great time to ensure that your smoke alarms are up to snuff. Here are some general maintenance tips. All smoke alarms should be tested monthly. For smoke alarms powered by a nine-volt battery: Replace the batteries at least once every year. Suggestion: add to your time change tasks. Replace the entire smoke alarm every 10 years. Even though they seem to be working, they may no longer be able to detect smoke particles. For smoke alarms powered by a 10-year lithium (or "long-life") battery: Since you cannot (and should not) replace the lithium battery, replace the entire smoke alarm according to the manufacturer's instructions. For smoke alarms hardwired into your home's electrical system: Replace the backup battery at least once every year. Suggestion: add to your time change tasks. Replace the entire smoke alarm every 10 years.

Monday is Trash Day in Diablo

Republic Services asks that you place your trash, green waste and recycling carts against the curb or gutter Sunday night or by 5:00 am on Monday morning. Since many of our narrow streets do not have curbs or gutters, placement of the carts at the edge of your driveway, while still allowing good access by trash trucks, is recommended. Remember however, that carts protruding into our narrow roadways prohibit safe driving—both before and after collections! Walkers, strollers, bicycles and cars that need to swerve around trash carts that stick out into the street are in danger of hitting one another. Please be safety conscious and considerate of your neighbors by placing carts correctly and bringing them in as promptly as possible on Mondays.

Email Communication Is the Default for the District

In the last few years, the District has moved away from physical mailings to email as a primary form of communication both to reduce costs and to increase communication effectiveness and timeliness.

If we do not have your email address, please send it to generalmanager@diablocsd.org. Your email address will be used only for direct communication from the District; it will be maintained in a confidential list and will not be provided to any person or organization.

WELCOME NEW RESIDENTS!

If you have recently moved into our community, we have a gift for you! Please reach out to membership@diablopoa.org to let us know you are here!

We do not have a typical HOA here in Diablo. Instead residents all pitch in a nominal \$150 each year to the owners' association to cover shared community costs: plants, water weekly maintenance at the entrances, flags, decor at the post office, community activities and social events, as well as printing to deliver this newsletter to you. This is the kind of stuff that makes Diablo the special place you have chosen to make your home. You can find more information at www.diablopoa.org



Our mission is to enhance the community through beautification, social events, communication, and historic preservation. The DPOA is run by community volunteers and funded by annual contributions by residents. Formed in 1929, it is one of the oldest such organizations in California. Though our owners' association possesses no legal power, it acts as a sounding board and works with other organizations to facilitate community affairs and events.

Interested in contributing to the community?

Looking for Volunteers!

- Flags of Diablo
- Seasonal Decor
- Welcome Committee
- Social Events
- Newsletter
- Community Projects

The Devil's Advocate is a great way to share the activities and events happening in our community and a method of keeping the communication lines open between our neighbors.

THE DEVIL'S ADVOCATE IS A PUBLICATION OF
THE DIABLO PROPERTY OWNERS' ASSOCIATION
P. O. BOX 215, DIABLO, CA 94528

COVER IMAGE: STEPHEN JOSEPH PHOTOGRAPHY



CONTACT US

Diablo Property Owners' Association Board

Website: www.diablopoa.org

Email: membership@diablopoa.org

Dana Pingatore - President

Ruhi Alikhan

Terri Davis - Treasurer

Leslie Keane

Elizabeth Leftik - Secretary

Alyssa Phillips

Maddy Johnson

Jan Novak

Melissa Ovardia

Meeting Schedule: First Tuesday of every month at 7:30 via Zoom. Email membership@diablopoa.org for meeting link.

Diablo Community Services District Board

www.diablocsd.org

Kathy Urbelis, President and Security Commissioner

kurbelis@diablocsd.org

Leonard Becker, Vice President

lbecker@diablocsd.org

Jeff Eorio, Secretary

jeorio@diablocsd.org

Greg Isom, Finance Commissioner

gisom@diablocsd.org

Matthew Cox, Roads Commissioner

mcox@diablocsd.org

Kathy Torru, General Manager

generalmanager@diablocsd.org

Christie Crowl, Legal Counsel

Jarvis, Fay & Gibson, LLP

Meeting Schedule: 2nd Tuesday of every month at 7:30pm via Zoom. Visit diablocsd.org for meeting agendas, minutes, financials, history and info on both the Diablo Municipal Advisory Council and the Diablo Advisory Committee.

Historic Preservation Committee Co-Chairs

Dee Geisler 837-4670

Tony Geisler

Please also visit www.diablopoa.org or our Instagram page @Diablo_Community for more information on what's happening in our community.

www.diablopoa.org