



THE DEVIL'S ADVOCATE

DIABLO COMMUNITY NEWSLETTER



OUR HORSEY HISTORY

Have you noticed the fun addition to the kiosk at the post office? A horse-themed weathervane.

145 years ago, this area was known as Colton Ranch. General David D. Colton purchased the ranchland from his business partners – the railroad industry titans known as “The Big 4” (Leland Stanford, Charles Crocker, Collis Huntington and Mark Hopkins).

The Coltons (and their heirs) transformed the working ranch into a grand gentleman’s country estate that included world class livestock, with prized thoroughbred horses for championship breeding and racing. They expanded the estate house (the grand home named Oakwood today), built a Clubhouse atop the hill with guest rooms, a billiard hall, and two 10-pin bowling alleys (the Carriage Lounge at the heart of Diablo Country Clubhouse today) and added a racetrack framed by eucalyptus trees (you can see eighteen of those trees still standing along the 16th hole today).

Want to know more? Check out the books written by our resident historians, like David Mackesey, in the shop at www.diablopoa.org.



WE ARE SPRUCING UP FOR SUMMER!

Our beloved Post Office has new rugs, clean floors and windows, fresh plants, and a new roof on the kiosk -- thanks to Jan Novak and Anne Lorenz. Upper Alameda Diablo is enjoying fresh smooth pavement -- thanks to the work coordinated by our services district. And with water restrictions looming, we are reducing our entrance landscape water usage by repairing old irrigation and adding drought tolerant plants.

The Patriotic Flags will be raised again for Memorial Day and 4th of July - thanks to our new volunteer Greg Lorenz. If you would like to purchase a flag, or request some new components, please reach out to us membership@diablop0.org

Happy Summer!

Dana Pingatore

Volunteer President, Diablo Property Owners' Association



SUPERVISOR ANDERSON TOWN HALL

By Dana Pingatore and Kathy Torru

On March 30th, our supervisor for District 2, Candace Andersen held a town hall in Diablo to introduce herself and her staff. Candace has been on the Board of Supervisors since 2012, so she is well-versed in the issues of her District and the operations of the Board and county. She explained the role her office plays in our lives. Residents from Diablo and the surrounding area gave input on priority for County Services, land use policies, Diablo Road widening, and emergency response.

Cameron Collins, a field rep from the district office, is our community liaison, and will be attending all [Diablo Community Services District \(DCSD\)](#) meetings to assist us in getting support from the supervisor as needed.



THE DIABLO SOCIAL SEASON BEGINS!

By Christine Chartier

Kicking off the summer social scene in Diablo and potentially even besting our annual Halloween party, the Diablo Property Owners' Association (DPOA) hosted a "new and improved" Spring Welcome Social on May 3rd. With the nearly 200 residents in attendance enjoying tacos, margaritas and cervezas on the event lawn at Diablo Country Club, fun was definitely had by all!

Formed in 1929, one of the main objectives of the DPOA is to build community through social events. "Having canceled the last two years of newcomer socials due to COVID, it was just time to get this annual event back on everyone's calendar and even breathe new life into it," said Dana Pingatore, President of the DPOA. "We've had more than 75 new families join our community since 2019 and we couldn't think of a better way to welcome them, introduce them to others and continue to weave the tight knit fabric that makes our community special."

The Spring Social was made possible by volunteers in our community and with contributions made to the DPOA. Please consider volunteering and contributing in 2022 if you haven't already. Visit diablopaa.org for more information.



VOLUNTEER SPOTLIGHT

The Diablo Property Owners' Association is an all volunteer effort. In this and future editions of the Devil's Advocate, we recognize volunteers that make Diablo a beautiful and welcoming community.



JULIE NEJEDLY

Julie recently "retired" from leadership of our new resident welcome committee. She began her volunteer work with the committee in the late 1990's and has been key to welcoming hundreds of new residents to Diablo over the past 20+ years. In 2005 and 2006, she led the Bike Rodeo project in Diablo, which was designed to teach neighborhood kids about bike safety. And for many, many years, she has collaborated with Kathy Urbelis on the annual holiday Food Drive. Thank you, Julie, for volunteering your time and talents for so many years!

DARCY & MARK PIERCE

Mark & Darcy are the "landlords" of our Diablo Lending Library (meaning they own the property on which it sits). For that alone, all of Diablo should be grateful. But they have gone far beyond that generosity. Mark has worked with their gardener to ensure that the leaves are blown out of the library each week and the grasses on the sides and front of the library are tamed. Darcy is one of our volunteer librarians and has also donated many children's books to stock the shelves. And, they have graciously agreed to supply power to the library for evening and holiday lighting. Thank you, Mark and Darcy!



ANNE LORENZ

Anne has only lived in Diablo for a couple of years but has already made a big impact through her volunteer efforts at our beloved post office. She's been busy decorating it for the holidays this year and supplied all of those jelly bean and cookie spring treats. Anne gently restored the 50+ year-old "hours open" sign outside the post office and selected and installed all of the rugs inside. Thank you, Anne, for volunteering your time and talents to help make Diablo a special place to live.

SOCIAL NEWS

Births

Susan and Christopher Paulson announce with joy the arrival of another precious grandson, **Jack Ernest Paulson**, born on December 10 to their son **Michael and Heidi Paulson** and big brother **Teddy** and weighing seven pounds, three ounces. The family of four will be moving soon to El Dorado Hills.

Mary and Rick Tyren announce with joy the birth of their second grandchild and first boy **Parker James Vanker**, born weighing six pounds and 13 ounces on April 24, to daughter **Laura Tyren Vanker**, son-in-law **Travis Vanker** and big sister **Ryder Vanker**.

High School Graduates

Jack Harney, son of **Christina and Christopher Harney**, and a graduate of De La Salle High School is heading off to Tuscaloosa to attend the University of Alabama.

Esa Hasan, son of **Ruhi Alikhan and Thomas Tellner**, and a graduate of Monte Vista High School where he played soccer for the Mustangs, will be pursuing pre-med studies at UC Riverside.

Connor Hersh, son of **Jen and Jeff Hersh**, will be graduating from Monte Vista High School and attending Culinary School in the Fall.

Tyler Hoffman, son of **Kristen and Justin Hoffman** and a graduate of San Ramon Valley High School will be attending Cal Poly San Luis Obispo where he will be a tight end for the Cal Poly football program and plans to major in Kinesiology.

Amelia Hoyle, daughter of **Julie and Brad Hoyle**, and a graduate of San Ramon Valley High, is looking forward to joining the UCLA Bruins. A scholar athlete, Amelia played Varsity Soccer and Varsity Track while at SRVHS.

Max Kennedy, son of **Kathy and Adam Kennedy**, and a graduate of the Futures Academy is off to Salt Lake City to begin his studies at the University of Utah.

Wellie McNichols, son of **Katie and Justin McNichols**, and a graduate of Monte Vista High School, is packing his bags for the UC Davis campus.

College Graduates

Sophie Canepa, daughter of **Jean and Robert Canepa**, graduated from the University of Notre Dame. She majored in Electrical Engineering, with a minor in Italian. She will be working for Texas Instruments.

Stephen Canepa, son of **Jean and Robert Canepa**, graduated from Colorado State University, in December 2021. He majored in Landscape Design and Contracting. He is now working as a Landscape Designer for Susan Friedman Landscape Architecture in San Ramon.

Ciara Chow, daughter of **Vince and the late Taryn Chow**, has graduated magna cum laude from Pomona College. Ciara has accepted a position at LYFT as a Project Manager in San Francisco.

Valerie Fong, granddaughter of **Dee and Tony Geisler**, graduated summa cum laude on May 15th from the University of New Mexico in Mathematics/Statistics. She earned a National Science Foundation scholarship to join the Phd program in Applied Math at UC Davis in the fall. Her boyfriend will be studying Nuclear Engineering at UC Berkeley. FINALLY Dee and Tony will have family living fairly near to them.

Ethan Gallagher, son of **Laura and Sal Gallagher**, graduated from the University of Colorado at Boulder in 2021 where he studied Music Technology and Ethnic Studies. He is now living in Austin, Texas where he is pursuing a career in music.

Tyler Hersh, son of **Jen and Jeff Hersh**, graduated in January, 2022 from Saint Joseph's University in Philadelphia, PA with a degree in Criminal Justice.

McKayla Lorenz, daughter of **Greg and Anne Lorenz**, graduated in May, 2022, from UC Berkeley with a degree in Psychology. McKayla will pursue her PhD in Psychology at Palo Alto University this fall.

Christopher Tyren, son of **Mary and Rick Tyren**, graduated from the University of Colorado at Boulder on May 7 with a Bachelor of Science Degree in Accounting. Chris has an internship with Ernst & Young in Denver for the summer. In the Fall, Chris will return to Boulder to begin the MBA program at the University of Colorado.



CONTRA COSTA COUNTY HISTORIC LANDMARKS ADVISORY COMMITTEE

By Tony Geisler

On May 3, the Board of Supervisors appointed Tony Geisler to serve on the 5 member Board of the Contra Costa County Historic Landmarks Advisory Committee. Tony, along with his wife, Dee, is presently Co-Chair of the Diablo Historic Preservation Committee (DHPC). As stated on the County's Web Site "The purpose of the Contra Costa County Historic Preservation Committee (HLAC) is to advise the Board of Supervisors on matters relating to the identification and preservation of historical resources within the County, including identifying eligible sites and places to be listed in the County's Historic Resources Inventory (HRI)." Diablo was unanimously declared a Historic District within Contra Costa County by the Board of Supervisors in 2002, thus giving us special consideration. As an unincorporated community within Contra Costa County all land use and building matters fall under the jurisdiction of the County.

The County Staff Liaison with the HLAC is Dominique Vogelwohl who also serves as the Planner responsible for all matters relating to Diablo. Dominique is a long-time friend of Diablo and a dedicated supporter of our Historic District. Her contact information is contained on the HLAC Web Site.

Diablo was on the Agenda of the HLAC Board meeting on Thursday, June 2nd with a focus on addressing potential land use changes. Look for updates on that meeting in the next edition of this newsletter.

THE DPOA: NOT YOUR TYPICAL HOMEOWNERS' ASSOCIATION.....

By Christine Chartier

Typical homeowners' associations require you to pay high fees for the upkeep of common areas, shared structures, and exteriors. HOA membership also binds you to covenants, conditions and restrictions (CC&R). The DPOA (Diablo Property Owners' Association) has little in common with the HOA's we typically have come to know... and hate.

Formed in 1929, the DPOA is one of the oldest property owners' organizations in California. While the desire to keep common areas - like the entrances to Diablo - beautiful is similar in concept to traditional HOA's, that's where similarity stops. The reason for DPOA's being is fundamentally to facilitate and enhance our unique community. That's it! Community volunteers do this work through social events, communication, beautification, and historic preservation education. The DPOA possesses no CC&Rs, no legal power. Though we often act as a sounding board and work with other organizations to facilitate community affairs such as the Diablo Country Club, Diablo Community Services District (DCSD) and Contra Costa County.

HOA's around the US are quite expensive, often exceeding utility payments. According to the US Census Bureau, the median HOA in the US is \$290 a month. The DPOA asks all residents to make just one ANNUAL contribution of \$150.00. Contributing to the DPOA helps ensure a beautiful welcome for your guests, maintain tight knit community connection, and preserves the stories of our past. Only 70% of Diablo households have contributed this year. If you have not yet contributed, it is not too late. Please visit www.diablopoa.org to make your contribution today.

COMMUNITY PHOTOS



HONORING DOLPH & NONA SENASAC

Residents since 1969

By Tony & Dee Geisler



Honoring Nona and Dolph Senasac is bittersweet as these 53-year Diablo fixtures are planning to move to San Mateo to be nearer to two of their children. Dolph and Nona met in high school at a social function in San Mateo and eventually married in 1961 where they took up their first apartment in San Mateo. Nona commuted to Mountain View, and Dolph took the train to the City for his work as a stockbroker. A son Marc was born in 1963 beginning the tradition in the Senasac family of being given a French name. When Therese arrived in 1965, they moved across the Bay to a larger apartment in Dublin. Nona's goal became having and raising their children. After two years Andre and Nicole arrived, and they needed a larger place to live. Nona liked the hills of San Francisco and their two apartments that required climbing stairs, so she wanted a two-story house. On a Sunday drive that led them to Mount Diablo Scenic in Diablo, they saw a lovely recently completed spec two story house on a half-acre that would meet the needs of their growing family. At the time, the neighborhood was empty with only three homes nearby. They bought the home in 1969 from a realtor turned developer, Phil Burns, who lived at the end of their street in one of the "Diablo Treasures". After moving, and with a gap of eight years between "the first four" and the "little three" they completed their family, adding Suzanne, Danielle and Ginette. Yes, seven children!



Read the full article at www.diablopoa.org and see their "honor board" at the Post Office in July.

HONORING DAVID & MARY LYNN KIPP

Residents since 1970

By Marsh & Mugs Freeman

David and Lynn met at a dance class on the historic "Delta Queen" steaming down the Little Miami River. David was 15. Lynn was 14. Their parents and others from neighboring small towns near Cincinnati, Ohio, had arranged the event to acquaint their children from very small high schools with each other. David's high school class was composed of 30 students. Lynn's had 60. They became acquainted! David went to Harvard College and Graduate Business School, and Lynn graduated from the University of Cincinnati Teachers College. They were married in Cincinnati in 1961 and still root for the Bengals.



Branching out from their small-town-American roots, the Kipps soon began a remarkably cosmopolitan life. David started his career working for Standard Oil Company of New Jersey in New York. After a couple of years, they were transferred to Miami, Florida, and from there spent five years in South America living in Columbia, El Salvador and Brazil. After all that relocating, David took a job with Kaiser Aluminum and Chemical Corporation ((KACC) headquartered in Oakland. That brought them to their current home in Diablo. *(continued on next page)*

DAVID & MARY LYNN KIPP (CONTINUED)

The Kipp's son John was born in New York and did all the South American traveling with them. By the time he was eight, John spoke English, Spanish and Portuguese. His younger sister Sharon, when only two, also spoke Spanish fluently.

By the time David took a job with Kaiser in Oakland in 1970, the family had moved around so much they were delighted to discover a haven in Diablo. They were immediately sold on the lovely sun-filled house at the secluded end of Campo Pelota next to tennis courts and a swimming pool for their children and with a gorgeous unobstructed view of Mt. Diablo.



Read the full article at www.diablopoa.org and see their "honor board" at the Post Office in August.

HONORING JACK & SUE BELL

Residents since 1971

By Marilee Headen



Jack and Sue Bell have been Diablo fixtures since 1971. They live in one of the five, flat top homes that make up "No Tree Ranch". These homes were built by Flat Top Smith, a builder in the valley at the time. He built the homes for his employees in the 1950s. The five homes now circle a community pool, owned by the five properties. Jack and Sue's home is the only one to retain the original flat top look.

Jack was born in Oklahoma City and graduated from OSU (Oklahoma State University) with a mechanical engineering degree. His first job took him to Los Angeles where he worked in anti-submarine warfare. After a 10-year stint in the Army reserve, he left as a Captain. Sue was born in Oakland and raised in Piedmont. She attended Lewis and Clark College in Portland. She recalls the first time she crossed the California border was when she went away to college. Jack and Sue have been married for 50 years.

They raised four beautiful children in Diablo—Eric, Peter, Josh and Beth. Josh was a Junior Golf Club Champion while in high school. They now have seven grandchildren ranging in age from 18 to 28 who live all over from the Bay Area to Switzerland.

Their children led a charmed life growing up in Diablo. They rode their bikes everywhere! Cut throughs and very few fences made it easy to get around. They rode bikes to school and to downtown Danville. Jack had a bike with a seat in back for his daughter and one in front for the dog. What a sight that was! They fondly remember the Diablo Country Club Christmas parties where all the children would dress up. After one party, their granddaughter said "only Diablo has the real Santa".



Read the full article at www.diablopoa.org and see their "honor board" at the Post Office in September.

DIABLO COMMUNITY SERVICES DISTRICT

By Kathy Urbelis

The Diablo Community Services District or 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.

Get Ready! Wildfire Season is Upon Us!

All Diablo residents are reminded that we are once again in wildfire season. This is a call for all residents to look around your properties, make sure all weed abatement is done with a buffer around your homes, trees are trimmed away from roofs, emergency kits and evacuation plans are made with your families and with your neighbors.

Since our roads are narrow, keeping them clear of vegetation is essential for evacuation as well as day-to-day safety. At this point in the year, all residents should have completed the removal of any vegetation from their property that was encroaching on our roads. Duff, which is debris on the edge of the road, is a double safety hazard in that it gives the appearance that a road is narrower than it actually is, forcing cars to hug the center of the road, and it is dead material that tends to be highly combustible. Check to see if you have duff on your road's edge; if so, please remove it with a broom, rake or leaf blower.

Even though winter brought us two major storms, the seasonal rains ended far too soon and we find ourselves in another severe drought, necessitating that everyone conserve as much water as possible. You can do the most good by limiting your irrigation times to keep your landscaping alive but without waste and runoff. Watering during cooler hours also aids conservation by minimizing evaporation.

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



Evacuation Preparedness

It's easy to put this into "tomorrow's" to do list. Don't! Formally schedule some time to research the details of what to have ready should an evacuation be ordered. There are numerous websites that offer plans for you to follow to make the process quick and efficient. For example, a Go Bag is considered critical. An excellent resource is: [How to Make a Go Bag \(with Pictures\) - wikiHow](#) An evacuation map for Diablo can be found at: [Fire Evacuation Plans | San Ramon Valley Fire Protection District \(firedepartment.org\)](#). Don't delay. Do some homework and be ready to leave immediately should it be required.

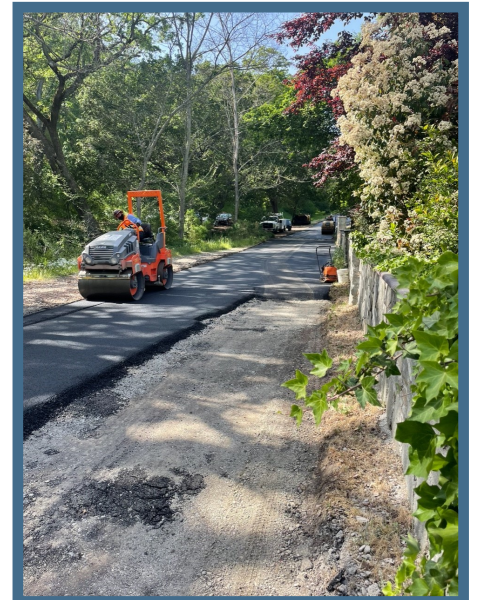
UPPER ALAMEDA ROAD REPAVING

Enjoying the Smooth Ride?

By the Diablo Community Service District

If you have driven up Alameda Diablo past Caballo Ranchero Dr to Diablo Lakes and Via Diablo lately, you may have noticed the new black asphalt road with bright white lines highlighting the speed bumps. This smooth ride was made possible by our Diablo Community Services District (DCSD), in cooperation with Dryco Construction and ENGE0 Engineering, putting your tax dollars to work. This repaving project was one of the district's most challenging projects and we appreciate the patience and cooperation during those five long days of construction. Hopefully the new road surface and smooth ride made the moments of road work fatigue worthwhile.

This project was the final segment of a nine-year program to grind down and rebuild every road maintained by the DCSD. We are excited to have completed the program. Barring any surprises, we will not perform this level of road work for another 15 years. To preserve the integrity of the new road surfaces and prevent water from penetrating the foundation, the roads will only be resurfaced every 5-7 years, but the disruption to residents will be significantly less.



WELCOME NEW RESIDENTS!

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

We do not have a typical HOA. Instead, all residents pitch in a nominal \$150 each year to cover shared community costs: plants, water and maintenance at the entrances; raising the Diablo flags; décor at the post office, the library and the entrances; maintaining our amazing community library; funding community activities and social events, as well as printing to deliver this newsletter to you. These things make Diablo the special place you have chosen to make your home.

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. You can find more information at www.diablopoa.org and on Instagram @Diablo_Community.

Interested in contributing to the community?
We always need volunteers!

- Newsletter - Seasonal décor
- Welcome Committee - Social events
- Flags of Diablo - Community projects

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

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



CONTACT US

Website: www.diablopoa.org
Email: membership@diablopoa.org
Instagram: @Diablo_Community

Diablo Community Volunteers

Denise Aghazarian	Jan Novak
Christine Chartier	Shirley Osmer
Tony & Dee Geisler	Melissa Ovadia
Amber Huete	Dana Pingatore
Leslie Keane	Lori Scallan
Greg & Anne Lorenz	Kathy Torru
Julie Nejedly	Julie Wallunas

Meeting Schedule: 1st Tuesday of every month at 7:30 pm via Zoom. Email membership@dpoa.org for meeting link.

Diablo Community Services District Board

www.diablocsd.org
Kathy Urbelis, President & 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 Crawl, Legal Counsel
Jarvis, Fay & Gibson, LLP

Meeting Schedule: 2nd Tuesday of every month at 7:30 pm 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.

www.diablopoa.org