



Bay Village Homeowners Association

www.bayvillagewatsonville.com

PO Box 986 Watsonville CA 95077 ♦ contact@bayvillagewatsonville.com ♦ Phone: 831 457-6646 (msg only)

Fall 2018

Homeowners Annual Meeting Set for Nov. 3, 10 am

Mark your calendars!

This year’s annual meeting is open to all homeowners and residents of Bay Village and will feature coffee and cookies, door prizes, a guest speaker, and news all homeowners will not want to miss.

The big news is that the Board has voted to begin enforcing fines on homeowners for violations per the latest iteration of the Rules mailed to all homeowners in July. “We receive a number of complaints from concerned neighbors regarding possible violations of the CC&Rs, primarily regarding underage people living in Bay Village,” says BVHA Board president Marina Watts. The fines process and procedures as well as the possible repercussions (including liens on homes) to homeowners will be discussed at the meeting.

Guest speaker, Ben Heistein, Assistant Parks and Community Services Director for City of Watsonville will provide an update on the Bridge Street median project. As announced at the community meeting on September 27th, the project sets out to improve the landscaping on the Bridge Street medians—including replacing the grass with drought-resistant plants and up to seventeen new trees. Work is scheduled to begin Winter 2019.



An example of Jan Carter’s work: Portrait of Marilyn Monroe.

BOARD MEMBERS

Marina Watts, President
JoAnna Rottke, Treasurer and Editor
Lauren White, Secretary
Emil Yappert, VP and Levee
Josephine Seymour
Jan Carter
Bob Erbe

If you would like to be part of your Homeowners Association Board, please go to the web site and download the application form.

You are also encouraged to attend the monthly meetings.

BOARD MEETINGS

3rd Tuesday of each month 3:00-5:00
YWCA 350 East Beach St.
(note new time)

Come meet your Board (including new members) and your neighbors. Door prizes include bottles of wine and a giveaway of a personal portrait of your choice by local artist and board member, Jan Carter. Must be present to win. Don’t miss this important community event Saturday, November 3rd at 10 a.m. at the YWCA 340 E. Beach Street, Watsonville.

Seeking Nominations to BVHA Board

At the Annual Meeting on November 3, homeowners will not only vote on current Board members, but also elect new members to the Board. This process begins with nominations, and we hope to have several people to choose from. That begins with you.

If you would like to serve on the Board, please notify us via email or

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Treasurer's Report

In April, JoAnna Rottke took over as Treasurer from Josie Seymour, who has been serving in that position for many years and can now enjoy a well-deserved break. We switched our bank accounts from Wells Fargo to Bay Federal and have reaped the benefit of much higher interest on our Legal Reserve savings account. We also completed our search for a new attorney. Our website has a new look and we hope everyone finds it easier to navigate on their home computer and mobile devices.

We ended our 2017-18 fiscal year with \$20,424.42 in our Operating Checking account, \$2,502.82 in the Levee account, and \$51,120.35 in our Legal Reserve Savings account. Since July, we've been collecting assessments, levee donations, and interest on our reserve. Transfers have been made from the Operating account to the Reserve, leaving enough in Operating to cover expenses for the coming year and beefing up our Reserve to cover any unexpected legal costs such as court cases.

There are still outstanding unpaid assessments that are now accruing interest. Please make sure you've paid your assessment by checking your bank account for your cancelled check. In January, we will prepare liens for unpaid assessments. A lien on your home will increase the amount you owe from a mere \$43 to over \$300. Also please note that it's your responsibility to notify the HOA of your current mailing address. You can set a reminder for yourself that your annual assessment is due in July, so next year you won't forget.

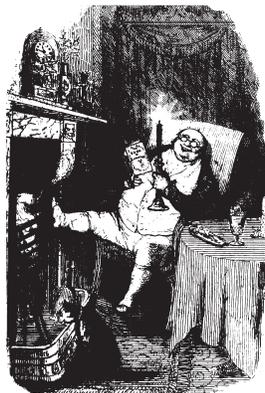
“Christmas with Dickens” at Library

Charles Dickens just wants to talk about his book, *A Christmas Carol*, but what happens when Scrooge, Tiny Tim, Mrs. Catherine Dickens, and the Ghost of Christmas Present show up? Conflict, complaints, and confusion, just like a normal holiday gathering.

Willing Suspension Armchair Theatre and the Dickens Project (UCSC) present this original readers theatre piece, written by JoAnna Rottke, at the Watsonville Library Saturday, December 1st, 2-3 pm. The event is free to the public, space is limited, and refreshments will be provided. There will be time at the end to ask questions and interact with the author, director, and readers.

JoAnna Rottke spent her best years as Assistant Director of the Dickens Project, a research program at UCSC devoted to the life and works of Charles Dickens. She knows more about Dickens than she'd like to admit.

Performances will also be 7-8 pm Nov. 27 (Santa Cruz Public Library), Nov. 29 (Scotts Valley Public Library), and Dec. 4 (Aptos Public Library).



Nominations

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phone. Include your full name and the address of your Bay Village home, as well as a means to contact you. Remember that you do not need to live in Bay Village, but must be a BV homeowner in good standing. That means your 2018 assessment is current and you have no violations.

Serving on the Board means serving your neighborhood and we hope that many of you care enough about Bay Village and our senior community status that you will choose to join us on the Board. If you have any questions, you can reach us at 831 457-6646, or contact@bayvillagewatsonville.com.

Rules and Fines Now in Place

It's been nearly a year since the Board began the process of updating the Rules for our community.

Originally based on Pajaro Village's rules, they were adapted to Bay Village, eventually sent to our new attorney for review, and finally mailed to homeowners in the annual packets mailed in July.

In addition to clarifying the Rules, there are now fines that can be imposed for violations, such as painting your home without prior Board approval.

Keep these numbers handy
City Code Enforcement: 768-3050
Police non-emergency: 768-3300
County Animal Services: 454-7200

City Planning to Redo Bridge Street Medians

The City of Watsonville Parks and Community Services and the Public Works and Utilities Departments are planning landscape improvements to the Bridge Street medians. The intent of this project is to implement sustainable improvements that beautify the medians, while reducing water usage and maintenance costs. The City is planning to commence work in the Winter of 2019.

The project will replace the grass at all five islands on Bridge Street with drought tolerant plants. Low growing plant species will be selected and spaced to allow them to grow to their natural size and shape so as not to grow beyond the boundary edge of the medians. The plant species selected will be irrigated by a low-volume subsurface irrigation system. Additionally, up to seventeen oak trees will be added to the medians.

The City held a community meeting on Thursday, September 27th at Ann Soldo Elementary School. At this meeting, residents had the opportunity to learn about the project, ask questions, and help finalize plant selections. If you missed that meeting, or you just want to hear an update on the project, Ben Heistein will give a brief presentation at our Annual Meeting on Nov. 3.

Work is set to begin in January or February of 2019, starting with the medians between Joyce St. and Tuttle. The following winter, medians between Tuttle and Bronte will be done, with the final medians completed in winter 2021. All the tree work (removing existing trees in bad shape, planting replacement and additional trees) will also be done this winter to give the trees a good start.



“Moonshine Yarrow,” one of the plants being considered for the medians.

The grass will not be removed, but will be killed using a method of layered mulching that eliminates the need for chemicals and eventually breaks down to add nutrients to the soil. Trenching will be done around the median edges to prevent runoff into the street. Drip irrigation will replace the old sprinkler system.



Thanks for Your Generous Levee Donations

Many thanks to everyone who contributed to our levee maintenance account. As you know, we cannot use assessment money for this project, so we count on your donations to help us keep our section of the landscaping looking nice as an entrance to our neighborhood.

Your money goes to hire laborers who periodically remove weeds and trash and do some pruning and planting. Last year, thanks to your generosity, we were able to redo the drip irrigation and plant hundreds of bulbs.

This fall, the dead bushes will be cut down and removed and perennials will be planted, providing some color in spring and summer. We began this fiscal year with \$2,502.82 in the fund and it is now at nearly \$6,000, thanks to so many of you.



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FAQ Regarding Age Violations

Q: How do I report a home with underage people?

A: We need your complaint in written form. There is a Complaint Form available on our website, but you can also simply write a letter, as long as the letter contains your name, address, and phone number, the address of the home about which you're complaining, and evidence of the violation. Please remember that our CC&Rs allow for visitors of any age for up to 60 days in a calendar year.

Q: Is my complaint confidential?

A: Yes, but you must agree to attend mediation if it comes to that.

Q: Why does it seem to take so long to remedy a violation?

A: The Board currently has one member working on violations and complaints and there is a process we must follow in order to legally build a case against someone. You can help by joining the Board and working on complaints.

Your BVHA Newsletter

Do you have suggestions for articles you'd like to see in the newsletter? Do you have an interesting neighbor we could interview? Send ideas and comments to the Editor. We now print in Spring and Fall.

Would you like to receive your Bay Village newsletter in your email as a PDF? Same look, same content, but it saves money and trees, and arrives before it hits your neighbor's mailbox.

Just send an email to bvhaeditor@gmail.com and include your name and address.