



DISCOVERY BAY
Property Owners Association



Spring 2008

2007-2008 DBPOA
Board of Directors

Board President – Mark Lee
Term expires 9/30/09

Vice President—
Michelle Carlson
Term expires 9/30/08

Secretary – Omar Hindiyyeh
Term Expires 9/30/09

Treasurer—Chris Provencher
Term expires 9/30/08

Membership – Carey Harris
Term expires 9/30/08

Directors-at-Large –
Ed Turman
Term expires 9/30/09

Jack Parker
Term expires 9/30/09

CC & R Compliance Inspector—
Dale Welin

Contract Secretary—
Vicki Laganowsky

Newsletter—Dana Lee

DBPOA Contact Information:
PO Box 1977
Discovery Bay, CA 94505
925-634-7585
925-634-5532 fax

**Need a copy of the
CC&Rs or other
Association
Documents?
Download a copy from
the website at
[www.discoverybay-
ca.com](http://www.discoverybay-ca.com)**

Update from Outgoing DERC Chairman:

VALUE, AESTHETIC STANDARDS AND QUALITY OF LIFE

On driving to and from work or taking kids to school or doing errands for the family, what is your impression of your immediate neighborhood and of Discovery Bay as a community? There is a lot of activity -- homes are being painted, new roofing, new landscaping and many remodels. Given that there are not many lots left on the water, we often see houses being bulldozed and a new mega home being built in its place.

These and many activities relevant to the residences in Discovery Bay Properties Owner Association (DBPOA) are encountered by members of Design & Environmental Review Committee (DERC) on a monthly basis. What controls are in place to ensure that our community maintains its integrity, value, aesthetic standards, and quality of life?

There are local zoning, building codes and government regulations. These should not be confused with restrictive covenants, i.e., CC&Rs. When we purchased our homes in Discovery Bay, we consented to conduct our lives in accordance with those provisions. Some covenants and government regulations overlap. An example here in Discovery Bay is building heights. Our CC&Rs require no home to be over 30' (feet) whereas the County building code states 35' (feet). In the case of differences, the more restrictive covenant applies.

In our community we also have to abide by Reclamation District 800 requirements specifying levy maintenance, decks, docking & berthing of our boats. DBPOA's Covenants regulate landscaping, window treatment, painting, roofing, solar panels, walls, fences, etc, on both new homes and remodels. Our focus is on the home exterior, materials & color, landscaping and how it fits into the community. All projects affecting the exterior of your property should have a plan submitted to DERC for review & approval.

What happens when a violation occurs? A complaint or violation picked up by our association's inspector results in a courtesy notice to the property owner. It will specify the item to be corrected and require it to be taken care of within a reasonable amount of time. If the owner ignores the notice, a hearing is scheduled and a solution may be worked out – that is our goal. If the violation continues, then a fining process begins, hopefully, to encourage the owner to correct the problem. Legal action would be the last resort.

DERC perceives that it has added value to the community by working with property owners, architects, and builders. We encourage you to familiarize yourself with your Association's CC&Rs and DERC Construction & Usage Standards. If you need copies of these documents, please contact us.

- Vince Vargas, DERC Outgoing Chairman

Design & Environmental Review Committee Information

Michael Kury—Chairman
Ward Messersmith
Bob White
Vince Vargas
Lowell Onstad

Alternate:
Al Box

Contact Information:

P O Box 1977
Discovery Bay, CA 94505
925-634-5598
925-634-5532 (fax)

The Design and Environmental Review Committee (DERC) has begun the new year with some changes: Michael Kury will be the DERC Chairperson for 2008. The committee members have all endorsed Michael in his new position of chairperson and will lend their support to him in this role.

We would like to honor Vince Vargas for handling the Chairperson duties for the last two years. He will continue as a regular member of the committee. Thank you, Vince, for a job well done!

Welcome to Association resident, Lowell Onstad, who will now be serving on the DERC committee. The Association's Board approved his appointment to DERC on February 12, 2008.

SCHEDULE OF INSPECTIONS

March: Vacant lot inspection for weeds & Street parking inspection

May: Front yard landscaping maintenance & Palm tree maintenance

June: Street parking inspection



DERC is looking for interested residents to volunteer their time and effort to be members of this group. The committee's duties involve reviewing property plan submissions to ensure that they conform to the Association's CC&Rs and the DERC Guidelines. The work is not difficult and involves a small amount of time. DERC members work diligently to maintain the ambience and the integrity of our Association. It is a great opportunity to give back something to the community in which we live.

Please use the [Complaint Form](#) below to report property which appears to violate the CC&Rs. The Association's Compliance Investigator will investigate your complaint. If it is deemed valid, the owner of the property will receive a notice and the complaint will proceed through the Enforcement Procedures until compliance with the CC&Rs is achieved. We accept anonymous complaints but do prefer a name and/or telephone contact number in case there are questions regarding the complaint. Complaints may also be filed via the DBPOA Web Site: www.discoverybay-ca.com/dbpoa_complaint.htm

CC&R Violation—Complaint Form

Address: DBPOA P O Box 1977, Discovery Bay, CA 94505

Address of alleged violation:

Description of alleged violation:

Your Name and phone number (optional):

Home Pride Award January 2008



REG & CHERRIE JOHNSON have lived at 1913 Seal Way since 1986. When Reg designed and built the house in the early 80's, it was amongst many sunflower plants growing in the fields. He was working in Antioch at the time as a machinist mechanic. Reg retired in 2000 to live and play in Discovery Bay. Cherrie was a store manager at Handy Man Stores, a hardware store in Antioch. Their expertise in hardware and construction have come in "handy", keeping their Seal Way home and landscaping looking great. Their front yard is well maintained with a mix of plants and lawn.

As stated before, our Home Pride Award acknowledges consistent landscaping maintenance for the front yard. Thank you for your hard work, Reg and Cherrie, and Congratulations from the Association!

2007 HOLIDAY HOME LIGHTING CONTEST WINNERS

The Home Lighting Judges were delighted by the beautiful lights during the past holiday season. Many Home Owners had some incredible displays of illumination.



Special recognition should go to the residents of Shell Court, where every home

had lights on it. What a cheerful and welcoming sight! The Grand Prize Winner was



5432 Drakes (top) with second place going to 740 Beaver Lane (bottom). Honorable mentions go to 475 Discovery Bay Blvd., 5445 and 1510 Riverlake Rd, 5127 Cabrillo and 756 Willow Lake. Congratulations and thank you for helping keep Discovery Bay beautiful!

Continued from page 4:

MORE GARDENING HINTS:

Freeze and thaw cycles over the winter may have given some of your plants the heave-ho. Replant any perennials that the frost has heaved out of the ground as soon as you can.

Cut back the previous season's dead plant material. Clean up old perennial foliage from last season (trimmings can go into the compost). Cut back ornamental grasses.

Resist the urge to start digging in your flower beds too early. You can damage the soil's structure. If you pick up a handful of soil, it should fall apart, not stick together like glue. When it's dry enough, you can start to dig beds and add compost or manure in preparation for planting.

Getting on top of the weeding now means a lot less work later. Weeds start growing vigorously early, so when you spot them, go to it because they are easier to pull out while their roots are still shallow in early spring.

For more information: www.flower-gardening-made-easy.com

Garden Hints from Yvonne Cunnington, Author of *Clueless in the Garden*



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Reminders:

Discovery Bay Disposal (925-634-3099) picks up all green waste every other week. Check your schedule for the days.

Watch for their yearly Spring Clean-up in APRIL!

**Keep Discovery Bay Beautiful!**

Early Spring Garden Guide— what to do in the yard and garden now.

Start winter cleanup of the lawn when the grass is no longer sopping wet and planting beds stop being a sea of mud. Rake your lawn to get rid of dead growth, stray leaves, twigs and winter debris and let light and air to the soil level, encouraging the grass to grow.



Re-seed bare or damaged patches of lawn. Scratch up the soil with a rake first. Mix a shovel of soil with a couple of scoops of grass seed and spread in the patch you're fixing. Rake level and keep well-watered until seeds germinate and the new grass establishes.

Get your lawn mower checked and blades sharpened if you didn't get the job done in late winter. Sharp blades cut better and leave your lawn grass healthier.

Don't be in a rush to remove winter mulch or to cut back evergreen plants such as lavender until temperatures are reliably warm. *(continued on page 3 inside)*

Discovery Bay Property Owners' Association, Inc
P.O. Box 1977
Discovery Bay, CA 94505



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ADDRESS CORRECTION REQUESTED

FINANCIAL REPORT (for 4 Months)

10/01/07 - 01/31/08

REVENUE SOURCE	ACTUAL	BUDGET	VARIANCE FAVORABLE (UNFAVOR)
ADDITIONAL CONTRIBUTIONS	\$ 5,700	0	\$ 5,700
DEMAND FEES	1,100	\$ 1,600	\$ (500)
DOCUMENTATION FEES	430	960	(530)
FINANCE CHARGES	1,516	1,000	516
FINES, PENALTIES & JUDGMENTS	3,458	2,040	1,418
MEMBER DUES	29,626	28,000	1,626
MISC REVENUE	117	460	(343)
PLAN REVIEW FEES	2,070	1,200	870
TRANSFER FEES	1,150	1,600	(450)
TOTAL REVENUE	\$ 45,167	\$ 36,860	\$ 8,307
OPERATING EXPENSES			
COLLECTION FEES	\$ 245	\$ 100	\$ (145)
INSURANCE	4,278	10,000	5,722
LEGAL FEES	9,088	8,000	(1,088)
MISC	616	292	(324)
OFFICE SUPPLIES	117	600	483
POSTAGE	1,422	1,600	178
PRINTING & REPRODUCTION	1,682	2,000	318
PROFESSIONAL FEES	3,248	4,150	902
PROPERTY INSPECTIONS	4,000	4,000	-
PUBLIC RELATIONS / COMM.	344	320	(24)
RENT & STORAGE	1,140	1,220	80
SECRETARIAL SERVICES	10,860	10,800	(60)
SMALL CLAIMS COURT REP FEES	474	280	(194)
TELEPHONE	512	600	88
TRAVEL	81	80	(1)
TOTAL OPERATING EXPENSES	\$ 38,107	\$ 44,042	\$ 5,935
NET SURPLUS	\$ 7,060	\$ (7,182)	\$ 14,242

CASH - BANK BALANCES:

	<u>01/31/08</u>	<u>01/31/07</u>
CHECKING ACCOUNT	\$ 12,428	\$ 28,950
SAVINGS (RESERVES)	\$ 85,194	\$ 85,174
TOTAL CASH BALANCES	\$ 97,622	\$ 114,124

THANK YOU, ASSOCIATION MEMBERS !!

You answered the need for some much needed financial support. Our Association Member Dues are capped by existing Bylaw rules at \$25.00 per year. As I've previously explained, due both to rising costs and falling revenues, the Board asked for voluntary contributions with January's annual \$25.00 billings statements.

As of January month-end, 168 members have sent in an additional \$5,700. This amounts to an average additional contribution of \$34.00. Contributions ranged from \$5.00 up to \$200.00. What a positive sign of support that the volunteer efforts of both DERC and DBPOA Boards are appreciated by so many.

The Board carefully evaluates the use of Members' funds. I still anticipate a shortfall of revenue this year as compared to our Operating Expenses, but this will go a long way.

For the first four months of the current Fiscal Year, the Association's **Gross Revenue** is **\$45,167**. **Operating Expenses** have resulted with **\$38,106** in expenses. This is a favorable surplus of **\$7,061**. Most of the favorable surplus is due to the additional Member Contributions and some less than budgeted expenses.

Usually by March month-end, most members have paid their annual dues. Revenue sources diminish after this, but operating expenses continue. So, by year end (September 30th), it's expected that the Association's current surplus will turn towards a deficit. We are currently seeking ways to lower the expenses.

Once again, I THANK YOU for your fiscal support. I expect some additional members will provide a little more boost when we collect their dues this February and March. I have personally called a few of you to thank you. There are so many, I'm sorry I can't call you all !

I will continue to report our progress.

Sincerely,

Chris Provencher, CPA

DBPOA Treasurer

