



Connection

Discovery Bay Property Owners' Association, Inc.
P.O. Box 1977 • Discovery Bay, CA 94514

Phone (925) 634-7585

Fax (925) 634-5532

Web Site www.discoverybay-ca.com

May 2006



March Home Pride Award Winner

Lani and Curt MALONEY live on the corner at 2105 Sand Point Road. They moved to Discovery Bay in April 1998 from Castro Valley. Curt was introduced to the Delta in the early 70's and enjoys the boating that Discovery Bay provides.

Lani has been a 911 dispatcher for 5 years in Milpitas and enjoys the work. She began a one year leave of absence in November 2005 to be home with their son, Hunter. Curt has owned a demolition business in Stockton since 1991 with 30 employees. Curt also has two adult children, Sean and Allison.

The Maloney's completed a major remodel and addition to their home in the fall of 2003. The finishing touch was the landscaping located at the corner of Riverlake and Sand Point Roads. Discovery Bay Property Owners' Association is proud to recognize their efforts with the Home Pride Award for March.

April Home Pride Award Winner

Gary and Eileen LORETZ live at 1745 Surfside Court. They bought their property in Discovery Bay in 1989 and used it on weekends for boating activities. After living in the San Jose area for 20 years, they relocated permanently to Discovery Bay about one year ago.

Gary is the owner of a graphics and printing company in business in Los Gatos for 30 years. His wife, Eileen, recently retired as a secretary in the medical field.

Their landscape is designed for low maintenance, and is kept neat and trim by Gary, the gardener. Discovery Bay Property Owners' Association is proud to recognize their efforts with the Home Pride Award for April.

DBPOA Board of Directors

<u>President</u>	Paul Amthauer
<u>Vice-President</u>	Rich Kier
<u>Treasurer</u>	Chris Provencher
<u>Secretary</u>	Bill Honeycutt
<u>Membership Director</u>	Ed Thurman
<u>Director at Large</u>	Mark Lee
<u>Real Estate Liaison</u>	Patricia Whitlow
<u>Contract Secretary</u>	Vicki Laganowsky
<u>CC&Rs Compliance Inspector</u>	Dale Welin
<u>Communications Director</u>	Rae Rubio

Design & Environmental Review

Committee (DERC)

<u>Chairman</u>	Vince Vargas
<u>Member</u>	Ward Messersmith
<u>Member</u>	Al Box
<u>Member</u>	Dave Evans
<u>Alternate</u>	Bob White
<u>Alternate</u>	Art McDonald

DBPOA MEETINGS

Regular Board meetings are held the second Tuesday of each month.

Place: Delta Community Presbyterian Church
Located: 1900 Willow Lake Road, Discovery Bay
TIME: 7:00 P.M.

DERC MEETINGS

Meetings are held the 2nd and 4th Mondays of each month.

Place: Delta Community Presbyterian Church
Located: 1900 Willow Lake Road, Discovery Bay
TIME: 7:30 P.M.

Our web site is up and running. Check it out!

www.discoverybay-ca.com

CC&Rs Violation Complaint Form

http://www.discoverybay-ca.com/dbpoa_complaint.htm

Revised Construction & Usage Standards

SEE PAGE 6 and PAGE 7

Revisions promised in the last newsletter have begun!
Turn to page 6 to see the new changes highlighted here:

1. Variance and Conditions of Use
2. Access Drives
3. House Tear Downs/Moves

ANY PROPERTY CHANGE

Anytime you change the appearance of your property, **you need to submit the proposed changes to the DERC for their review.** Applications and any required plans are to be delivered at least **one week before** the DERC scheduled meetings to the REC 800 office located at 1540 Discovery Bay Blvd. between 8 a.m. and 4 p.m., Monday through Friday. Complete details of all requirements for the drawings and any other information that must be filed with the application are contained in the **Plan Submittal Requirements and Construction & Usage Standards Booklet.** If the proposed changes meet with design requirements and DBPOA's governing documents (Covenants, Conditions & Restrictions—CC&Rs) they will be approved. You can then proceed to get any other permits/approvals that are required by the Town of Discovery Bay and/or Contra Costa County. **Plan Submittal Booklets are available** by calling (925) 634-5598 and leaving a message. The CC&Rs are in your closing documents as well as delivered in binder form to new Association members. See monthly schedule of DERC meetings to the immediate left of this article.

Scheduled Association Wide Inspections

May - Landscape Maintenance

FREE !

Boater Kits for Delta Boaters

Produced by
Contra Costa County Public Works Department,
California Coastal Commission and Department of Boating and Waterways

The "Keep the Delta Clean" Program is distributing free Boater Kits to Delta boaters. The Kits contain useful information and resources to educate boaters about the importance of safe and clean boating habits on the Delta.

You Can Help Keep the Delta Clean!

ORDER FREE 2006 "DELTA BOATER KITS"



The Boater Kit is filled with educational materials and useful boating items featuring our spokesfish, **Stanley the Striped Bass**.

The **Boater Kit** includes:

- ✓ Reusable Canvas Tote-bag
- ✓ New "Sacramento-San Joaquin Delta Map for Recreational Boating"
- ✓ **Oil Absorbent Pillow** to capture oil leaks and drips in the boat bilge
- ✓ Variety of informative **Clean and Safe Boating Resources**
- ✓ Useful Boater Items:
Safety Flag, Visor, Floating Key Chain, and Drink Cozy
- ✓ Tide Book
- ✓ West Marine Discount Coupons

**Each Boater Kit should be accompanied by the 2006 Delta Boat Owner Questionnaire.
See back for instructions.** →

Boater Kits are funded by a grant from the
State Water Resources Control Board and CALFED Bay-Delta Program

To order **FREE 2006 Delta Boater Kits**:

1) Fill out the section below and send it to: *Contra Costa County Public Works Department
Attn. Jennie McClay, Flood Control Division
255 Glacier Drive, Martinez CA 94553*

2) Or call, email or fax your order to: *Jennie McClay, jmcccl@pw.cccounty.us
Phone: (925) 313-2023 Fax: (925) 313-2333*

✕

YES! I would like to order _____ **"Delta Boater Kits"**
(QUANTITY)

CONTACT NAME: _____ MARINA/ORGANIZATION: _____

SHIPPING ADDRESS: _____

PHONE: _____ EMAIL: _____

FINANCIAL REPORT (for 6 Months)
10/01/05 - 03/31/06

REVENUE SOURCE	ACTUAL	VARIANCE	
		BUDGET	FAVORABLE (UNFAVOR)
DEMAND FEES	\$ 4,200	\$ 5,500	\$ (1,300)
DOCUMENTATION FEES	2,439	3,500	(1,061)
FINANCE CHARGES	2,116	750	1,366
FINES, PENALTIES & JUDGMENTS	16,445	6,500	9,945
MEMBER DUES	39,696	41,000	(1,304)
MISC REVENUE	904	550	354
PLAN REVIEW FEES	4,435	3,600	835
TRANSFER FEES	4,100	6,000	(1,900)
TOTAL REVENUE	\$ 74,335	\$ 67,400	\$ 6,935
OPERATING EXPENSES			
COLLECTION FEES	\$ 755	\$ 2,000	\$ 1,245
INSURANCE	3,347	4,500	1,153
LEGAL FEES	6,610	6,000	(610)
MISC	876	1,040	164
OFFICE SUPPLIES	1,202	2,000	798
POSTAGE	2,448	3,500	1,052
PRINTING & REPRODUCTION	5,745	5,000	(745)
PROFESSIONAL FEES	1,170	4,800	3,630
PROPERTY INSPECTIONS	6,000	6,000	-
PUBLIC RELATIONS / COMMUNICATION	2,074	4,500	2,426
RENT & STORAGE	1,535	1,600	65
SECRETARIAL SERVICES	16,200	16,200	-
SMALL CLAIMS COURT REP FEES	634	300	(334)
TELEPHONE	772	800	28
TRAVEL	164	160	(4)
TOTAL OPERATING EXPENSES	\$ 49,532	\$ 58,400	\$ 8,868
NET SURPLUS	\$ 24,803	\$ 9,000	\$ 15,803

CASH - BANK BALANCES:	3/31/05	9/30/05	3/31/2006
CHECKING ACCOUNT	\$ 39,029	\$ 23,621	\$ 23,184
SAVINGS (RESERVES)	\$ 63,843	\$ 64,169	\$ 89,398
TOTAL CASH BALANCES	\$ 102,872	\$ 87,790	\$ 112,582

COMMENTS FOR FINANCIAL REPORT

The DBPOA runs on a Fiscal Year that begins October 1st of each year. The accompanying financial figures are for the 1st Half of our operational year, October 1, 2005 through March 31, 2006. The operations, financially speaking, are "favorable". Our gross revenue exceeds our time-phased budget by \$6,900. Our expenses are under budget by about \$8,900. Our year-to-date surplus is \$24,802. This exceeds our expectations by \$15,800.

The significant area contributing to our "favorable" Revenue position is collection of **Fines and Penalties**. This is hard to predict or budget for. The Association continues to have a hand-full of properties that have been significantly out of compliance and for long periods of time. These property owners will, unfortunately, accumulate fines and penalties. With proactive efforts by both **DERC** and the Board, eventually the property comes back into compliance with outstanding fines and penalties becoming resolved. "Thank You **DERC**." It's the handsome properties and a sense of community that we strive for in our Association.

Our **Annual Dues (\$25.00)** billing cycle has been accomplished. Each property owner should have received and paid their billing balance for each property they own in the Association. (If you haven't, please contact our Contract Secretary.) I want to commend and applaud the majority of our members on the prompt payment of their dues. We continue to receive our payments sooner than in past years.

Lastly, our total **cash balances** at month-end March sit at an all-time high of \$112,582.

Chris Provencher, Treasurer

POSITIONS AVAILABLE ON BOARD OF DIRECTORS

Three terms of office will expire on September 30, 2006. These seats are currently held by Paul Amthauer, Chris Provencher, and Bill Honeycutt.

Any member interested in serving a two year term on the Board beginning October 1, 2006 is encouraged to submit in writing a statement of qualifications (not to exceed 70 words) to the Chairman of the Election Committee by August 18, 2006 at the following address and/or fax:

P.O. Box 1977

Discovery Bay, CA 94514

FAX: 925-634-5532

Take advantage of this opportunity to support your community and our Association! !

ALTERNATES NEEDED FOR DERC

We are in need of **volunteers to serve as alternates on the review committee**. The purpose of this committee is to create and maintain a community environment that provides a quality of life that allows all residents to enjoy the unique living and recreational opportunities in Discovery Bay. We have an architect that consults with DERC on design and technical issues. This is an opportunity to give back to the community that you live in. What are the requirements?

- Become familiar with the CC&Rs and DERC Standards & Guidelines (rules)
- Review & evaluate homeowner's plan submissions
- Apply rules consistently
- Provide a positive approach to every plan submission
- Evaluate and assess non-compliance issues

The time commitment is two monthly meetings looking at the residence plan submissions; approximately 8 hours per month. You must be a resident within DBPOA. Please call (925) 634-5598 if you are interested in helping. *Vince Vargaz, DERC*

DBPOA "FRIENDLY REMINDER"

STORM DRAINS

There are a considerable number of storm drains in our Association for the purpose of moving storm/rain waters to the bay and/or lake. These concrete channels are about two feet wide and lead from the street and drain directly into the water.

It is very important that access is provided for the county, and we would ask the owners adjacent to these drains to cooperate and assist in keeping them clear and free of blockage.

We appreciate your cooperation!!

CC&R VIOLATION - COMPLAINT FORM

Address: DBPOA PO Box 1977, Discovery Bay, CA 94514

Address of alleged violation: _____

Description of alleged violation: _____

Your Name (Optional) _____

Phone (Optional) _____

The Associations Compliance Investigator will investigate this complaint. If the complaint 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.

NEW GUIDELINES FOR CONSTRUCTION & USAGE STANDARDS

VARIANCES/CONDITION(S) OF USE

1. General

Variance requests must be submitted to DERC on a form designated by DERC, along with any other submittal requirements.

DERC will consider only requests where the required form has been completely filled out, signed by the owner, and dated. All supplemental required materials must also be included.

When the application fee has been received a hearing will be set and DERC will notify all property owners in a 300 -foot radius along with any other appropriate parties. All parties will have at least a 10-day period to respond in writing or at the public hearing.

DERC will then consider the variance request in light of the CC&Rs, especially Articles 1.5 and 2.1. Generally, variance hearings will be set to coincide with one of the regularly scheduled DERC meeting dates. Minor variance requests may, at DERC'S option, be decided without the full process.

2. Submittal Requirements

All submittal information will be attached to or on the Application for Variance to DERC.

- a) A conceptual set of plans, if necessary, to detail reason for variance request showing the details and dimensions of the structure. All requests shall include a complete site plan drawn to scale.
- b) Written reason for the request. This reason needs to address the following issues:
 - i) Special circumstances applicable to the property, including size, shape, topography, location, or surroundings, that the strict application of the CC&Rs would create an unreasonable hardship for the property owner.
 - ii) Any variance granted shall not constitute a grant of special privilege in view of the limitations upon other properties in the vicinity of the subject property.
 - iii) Is not detrimental, injurious, or adverse to other property owners.

3. Approval

- a) DERC must find in the affirmative for all of the issues in 2 b above to approve the variance.
- b) Variances are only approved by written official action of the DERC.
- c) Any variance granted or approved by DERC involving the erection, alteration, or enlargement of a building or structure shall be null and void after one year from the date the variance was granted, unless the improvement is completed within that time.
- d) DERC may impose conditions on the issuance of a variance.

4. Condition(s) of Use

- a) If a time limit for the requested use is established by DERC, the approval shall be in the form of a “conditional use” (not a variance), and the agreed upon use and any conditions may be recorded on the parcel.

ACCESS DRIVE:

A separate drive for side yard access. **Access drive shall consist of two 36” wide concrete strip separated by 36’ of landscaping.** Parking of any vehicle or trailer, including a boat trailer, is prohibited on this drive. Design and material requirements are the same as for driveways. An access drive requires DERC review and approval, and the execution of a recorded Conditional Use Agreement agreeing that parking on the drive is prohibited.

HOUSE TEARDOWNS OR HOUSE MOVING:

Prior to approval by the County, a Construction Application must be submitted and approved by DERC. The application will state that all County teardowns or moving requirements must be met and followed. Any house move will require a full design submittal for review by DERC.

The property owner must sign that they have received and will follow the DERC Plan Submittal Requirements and Construction and Usage Standards. Particular attention is to be made to the standard for Vacant Lots.

A statement will stipulate the time limit for the teardown or house moving to be completed. The teardown or house moving must be done in a professional, workmanlike manner. Care must be taken to avoid inconveniencing neighbors. The work is to be carried out by a contractor experienced in this type of project.

INTERCOOPERATION BETWEEN LOCAL ASSOCIATIONS GETS THE JOB DONE!

Discovery Bay Property Owners’ Association would like to express its appreciation to the Discovery Bay Country Club Residential Association for their cooperation in painting the sound wall around the golf course. It looks great!

Thanks for your cooperation in accomplishing this task!

Your Advertisement Here!
Call (925) 634-7585 for Rates





BEAUTIFUL TUSCANY-SINGLE STORY Home, THOUSANDS IN UPGRADES! 4BDRM/2 1/2 Bath and RARE 4 car Garage with Custom Cabinets. Hawaiian Atlantis Fiberglass POOL w/ Fiber Optic Changing Lights. Kool Deck, Thousands in Landscaping Front and Back, RV Parking, Porcelain Tile Flooring, Upgraded Carpets, Direct TV and Tivo Installed, Home Theater, Home Stereo, Crown Molding, Special Wiring Throughout Home, Custom Closets for His and Hers, Gourmet Kitchen w/Pantry, Veggie Sink and Nook. Melamine Interior Cabinets w/Roll-Out Shelves. Much Much More! Must See! Offered at \$980,000.



1120 Santa Margherita Way
Brentwood, CA 94513

Two Story Home-Golf Course Living in Beautiful Discovery Bay 2762 sq. ft. 4bdm/3Bath (Bedroom and Full Bath on Bottom Level), Located on the 18th hole with views Golf Course and Pond. Larger Back Yard, BBQ Gas setup for Entertaining! Hardwood floors bottom level, Master Bedroom Retreat, High Ceilings, Larger Closets, New Water Heater, Reverse Osmosis/Softwater System, Dual Pane Windows, Air Conditioner and Eastern Exposure! Open House Saturday, April 29, 2006 1-4pm.



2341 Wayfarer
Discovery Bay, CA 94514



JOYCE

Joyce Provencher, Realtor Associate
Joyce@apr.com
Direct (925) 408-8987 Office (925) 634-1111 x47
(PAID ADVERTISEMENT)



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