



# 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](http://www.discoverybay-ca.com)

AUGUST 2006

## **DBPOA “FRIENDLY REMINDERS”**

### **“West Nile Virus”**

**You can reduce the risk of contracting West Nile Virus by:**

1. Eliminating Standing Water On Your Property
2. Reporting dead birds by calling 1-877-WNV-BIRD
3. Repairing Window and Door Screens
4. Using a repellent that contains the ingredient DEET or use Essential Oils' Catnip and Rosemary
5. Wearing long sleeves/pants/socks when mosquitoes are present—80% of bites are on the ankle
6. Eating Citrus and Avoiding Bananas and Sugary Drinks
7. Visit us online at [www.ccmvcd.dst.ca.us](http://www.ccmvcd.dst.ca.us) or call 925-685-9301

♦ **FREE SERVICES FOR:** Mosquitoes; Yellow Jackets; Ticks; Rats & Mice; Skunks

### **“Aquatic Pest Control”**

**You can protect your waterfront property from a variety of aquatic pests and contaminants by:**

1. Not Dumping ANYTHING into the Lake or Delta Waterways
2. Understanding “Seaweed Abatement” by calling the Professionals including,, but not limited to:

Sandy Kraft @ (925) 634-4282

Johnny Seaweed @ (925) 330-0305

Scuba Bob @ (415) 948-7661

Luke @ (925) 727-6629

3. Contacting your local representative with comments or requests for spraying:

Marcia Carlock, Staff Services Mgr., Aquatic Weed Control Program

Department of Boating & Waterways

2000 Evergreen Street, Ste. 100

Sacramento, CA 95815

OFFICE: (916) 263 – 8142 CELL: (916) 417—0075

FAX: (916) 263 – 0649 EMAIL: [mcarlock@dbw.ca.gov](mailto:mcarlock@dbw.ca.gov)

### **“Trash Cans”**

**You can make your Postman & Neighbors happy by putting away your trash cans promptly!**

**We appreciate your cooperation!!**

## DBPOA Board of Directors

<u>President</u>	Paul Amthauer
<u>Treasurer</u>	Chris Provencher
<u>Secretary</u>	Bill Honeycutt
<u>Membership Director</u>	Ed Thurman
<u>Director at Large</u>	David Theobald
<u>Director at Large</u>	Mark Lee
<u>Real Estate Liaison</u>	Patricia Whitlow
<u>Contract Secretary</u>	Vicki Laganowsky
<u>CC&amp;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>Member</u>	Bob White
<u>Alternate</u>	Art McDonald
<u>Alternate</u>	Ed Laudani

### 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 2<sup>nd</sup> and 4<sup>th</sup> 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](http://www.discoverybay-ca.com)

CC&Rs Violation Complaint Form

[http://www.discoverybay-ca.com/dbpoa\\_complaint.htm](http://www.discoverybay-ca.com/dbpoa_complaint.htm)

## 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.**

Once your plans have been approved by the DERC, 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. DERC meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month at the Delta Community Presbyterian Church located at 1900 Willow Lake Road in Discovery Bay at 7:30 p.m..

## SCHEDULED ASSOCIATION

### WIDE INSPECTIONS

1. FRONT YARD PARKING
2. STREET PARKING

**Please see your Association Construction and Usage Standards Booklet for descriptions and details. Call (925) 634-7585 if you need a booklet.**



**Congratulations !!**

**DBPOA HOME PRIDE AWARD WINNER FOR MAY**

Dr. Rachelle Soper has lived at 4931 Cabrillo Point for the last two years. Her early days were spent in Antioch and several of her family members still live in the area. Rachelle completed her medical training as an Emergency Room Doctor in Milwaukee, Wisconsin. She returned to Contra Costa County to practice medicine. Rachelle chose Discovery Bay for her home as she wanted to live by the water.

Rachelle lives with her boyfriend, Pete, and they enjoy all aspects of water living; particularly skiing and wakeboarding. They have 2 dogs, which are considered part of the family. Rachelle recently transferred to Sutter Delta Hospital in Antioch from Modesto where she works in the ER. She is enjoying her shorter commute!

The Home Pride Award recognizes the maintenance and care given to the front yard landscaping. Rachelle and Pete take a lot of pride in the upkeep of their home and yard, and the Discovery Bay Property Owners' Association congratulates them on their hard work.

**P/T Volunteer Construction Compliance**

**Inspector Needed by DERC**

Getting a little bored with retirement? DERC has a wonderful opportunity for you!! We are looking for a Volunteer Construction Compliance Inspector. Construction Industry or Related Experience Recommended. Activities will include reviewing compliance to approved plans in the field. This volunteer position will require approximately 10—15 hours per month. That is only 2—4 Hours Per Week! So, if you want to make a BIG difference in your community and a SMALL change in your daily routine, please contact Vince Vargas at (925) 634-5598.



**DBPOA HOME PRIDE AWARD WINNER FOR JUNE**

Greg and Sue Anderson are the proud owners of 870 Discovery Bay Boulevard. This home was the sixth house built in Discovery Bay, and they purchased it in 1993 moving here from San Jose. Greg is currently a Facility Manager for a Medical Device Company in Menlo Park. Sue worked at the Walnut Creek Police Department, but now stays home.

The Anderson's completely remodeled the interior of their home and redesigned the front landscaping two years ago. They take pride in the maintenance of their front yard, and the effort shows! The owners shared a picture album from the original construction days in the early 1970's, including a collection of some unique rocks from a previous owner, with DBPOA's Dale Welin.

The **DERC** presented a plaque for Home Design to the original owner in 1974. The plaque goes with the house! Now, 32 years later, the DBPOA is pleased to award the Anderson's and their home with our 2006 Home Pride Award for outstanding landscape maintenance.

**DBPOA Food for Thought**

***Did you know the majority of complaints that are filed are by neighbors, not, as most members think, by the Association Compliance Inspector?***

The Association's job, once a complaint has been filed, is to follow up and mitigate the issue alleged in the complaint—no matter whoever files the actual complaint itself. The Association works with the property owner to bring the property back into compliance with Association CC & Rs, which, as a cheerful reminder, we all signed in order to "Live Where We Play in Discovery Bay"! Help your hardworking Volunteer Association Board keep Discovery Bay beautiful with your understanding and support!

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**FINANCIAL REPORT (for 9 Months)**

10/01/05 - 06/30/06

<b><u>REVENUE SOURCE</u></b>	<b><u>ACTUAL</u></b>	<b><u>BUDGET</u></b>	<b><u>VARIANCE FAVORABLE (UNFAVOR)</u></b>
DEMAND FEES	\$ 6,100	\$ 8,250	\$ (2,150)
DOCUMENTATION FEES	3,557	5,250	(1,693)
FINANCE CHARGES	3,941	1,125	2,816
FINES, PENALTIES & JUDGMENTS	25,111	9,750	15,361
MEMBER DUES	41,244	41,000	244
MISC REVENUE	1,654	825	829
PLAN REVIEW FEES	5,815	5,400	415
TRANSFER FEES	6,200	9,000	(2,800)
<b>TOTAL REVENUE</b>	<b>\$ 93,622</b>	<b>\$ 80,600</b>	<b>\$ 13,022</b>
<b><u>OPERATING EXPENSES</u></b>			
COLLECTION FEES	\$ 755	\$ 3,000	\$ 2,245
INSURANCE	3,347	4,500	1,153
LEGAL FEES	7,547	9,000	1,453
MISC	1,126	1,550	424
OFFICE SUPPLIES	1,403	3,000	1,597
POSTAGE	3,319	5,250	1,931
PRINTING & REPRODUCTION	6,791	7,500	709
PROFESSIONAL FEES	1,330	6,925	5,595
PROPERTY INSPECTIONS	9,000	9,000	-
PUBLIC RELATIONS / COMMUNICATION	3,574	6,750	3,176
RENT & STORAGE	2,400	2,400	-
SECRETARIAL SERVICES	24,300	24,300	-
SMALL CLAIMS COURT REP FEES	1,197	450	(747)
TELEPHONE	1,143	1,200	57
TRAVEL	326	240	(86)
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 67,558</b>	<b>\$ 85,065</b>	<b>\$ 17,507</b>
<b>NET SURPLUS</b>	<b>\$ 26,064</b>	<b>\$ (4,465)</b>	<b>\$ 30,529</b>

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**CASH - BANK BALANCES:**

	<b><u>June 30, 2005</u></b>	<b><u>June 30, 2006</u></b>
CHECKING ACCOUNT	\$ 29,167	\$ 24,174
SAVINGS (RESERVES)	\$ 64,007	\$ 89,669
<b>TOTAL CASH BALANCES</b>	<b>\$ 93,174</b>	<b>\$ 113,843</b>

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## COMMENTS FOR FINANCIAL REPORT

The DBPOA runs on a Fiscal Year that begins October 1<sup>st</sup> of each year. The accompanying financial figures are for 9 months of our operational year, October 1, 2005 through June 30, 2005. The operations, financially speaking, continue to be **“favorable”**. Our gross revenue **exceeds** our time-phased **budget** by **\$13,000**. Our expenses are **under** budget by about **\$17,000**. Our year-to-date **surplus** is **\$26,064**.

While there is a mix of things slightly over and under budget, the significant area contributing to our “favorable” revenue position continues to be with the collection of Fines and Penalties. 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. (They are ALWAYS notified well in advance before any fines are ever levied.) With proactive efforts by both **DERC** and the Board, eventually the property comes back into compliance.

**Expenses have been under budget in most all categories in general.** The Board and DERC members are all volunteers. My observation is that both the Board and DERC operate very efficiently while our contract staff operates very effectively. All expenditures are wisely spent and effectively put to use.

Lastly, our total **cash balances** as of June 30, 2006 total **\$113,843**.

*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

### DIRECTORS ELECTION CALENDAR

August 18 Deadline to apply for Candidacy

August 29 Candidates Night,  
7:30 p.m. at the Delta Community  
Presbyterian Church  
1900 Willow Lake Road

September 26 Annual Meeting  
Election Results  
7:30 p.m. at the Delta Community  
Presbyterian Church  
1900 Willow Lake Road

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

### 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.



1291 Discovery Bay Blvd.  
Discovery Bay, CA 94514

Single Story Lake Front Home, Beautiful Panoramic Deep Eastern Views of the Lake, \$699,000—3 Bedroom/2 Full Bath. 1981 sq.ft. with Loft and Private Balcony overlooking deep lake view with additional Screen Room for “possible office”. Fresh interior paint, hot tub with gazebo and much, more!!



Two Story Home-Golf Course Living in Beautiful Discovery Bay. 2762 sq. ft. 4bdrm/3Bath (Bedroom and Full Bath on Bottom Level) Reduced to \$699,000. Located on the 18th hole with views of Golf Course and Pond. Larger Back Yard, BBQ Gas setup for Entertaining! Harwood floors bottom level, Master Bedroom Retreat, High Ceilings, Larger Closets, New Water Heater, Reverse Osmosis/Soft water System, Dual Pane Windows, Air Conditioner and Eastern Exposure!



2341 Wayfarer  
Discovery Bay, CA 94514



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Joyce@apr.com  
Direct (925) 408-8987 Office (925) 634-1111



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