



Summer 2007 Edition

**2006-2007 DBPOA Board Members**

Board President – Mark Lee  
Term expires 9/30/07

Vice Pres/Treasurer – Chris Provencher  
Term expires 9/30/08

Secretary – Michelle Carlson  
Term Expires 9/30/08

Membership – Carey Harris  
Term expires 9/30/08

Directors-at-Large – Ed Turman  
Term expires 9/30/07

Patricia Whitlow  
Term expires 9/30/07

Shirley Tilton  
Term expires 9/30/07

CC & R Compliance Inspector— Dale Welin

Contract Secretary— Vicki Laganowsky

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

**Meeting Information:**

DBPOA Meets the second Tuesday of each month at 7:00pm.

DERC Meets the second and fourth Mondays of each month at 7:30pm.

All meetings are held at the DB Presbyterian Church on Willow Lake Rd.

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 the Board President:**

Prior to my term ending this September 30th, it is my goal to have completed the revised Design Standards for review by others for future implementation. The intention is to provide guidance and consistency for the members of the Discovery Bay Property Owners’ Association, and the enforcing board, in regards to new construction, additions and remodeling. This should also help with interpretation of the CC&Rs. as appropriate to similar issues. It is hoped that these updated Design Standards will be implemented during the next administration. In addition, we are also reviewing the CC&Rs for appropriate cross-referencing with the Design Standards, as well as the content and intent for future adoption by the Discovery Bay Property Owners’ Association. Any legal changes deemed necessary will be voted on by the members.

Many members, including the current Board, feel the \$25/year Association Dues is not adequate and is requesting that this matter be reviewed. It is my suggestion that a straw vote be taken as part of the upcoming Board Election to get a feeling from the membership as to the appropriateness and willingness to implement this item.

Some of the topics included in this newsletter discuss debris cleanup and vandalism. Doing your part to keep our community clean and maintained is the general intent of the Discovery Bay Property Owners’ Association. This is done in conjunction with your individual pride and cooperation. Currently, with community members and businesses, we are addressing the issue of foreclosures and trying to keep them from becoming an eyesore and nuisance.

**ELECTION NEWS - BOARD OF DIRECTORS—FOUR OPEN POSITIONS**

Four terms of office will expire on September 30, 2007. The four seats on the Board are currently occupied by Mark Lee, Pat Whitlow, Ed Turman, and Shirley Tilton.

Members interested in serving two year terms, beginning October 1, on the Board of Directors are encouraged to make their interest known by writing or faxing a statement of qualifications, not to exceed 75 words, to the Chairman of the Election Committee at the Association’s office by August 26, 2007.

Here is your opportunity to support the goals, actions and direction of the current Board. The timeline for the Election is:

- July 1                                    Announce openings on DBPOA Board for 4 Directors (Mark Lee, Ed Turman, Pat Whitlow, and Shirley Tilton) - terms expire September 30, 2007)
- July 11                                    Appoint Election Committee composed of 5 members
- August 26                                Deadline to apply for Candidacy
- August 28                                Candidates Night, 7:30 p.m.
- September 7                              Mail out Ballots
- September 25                            Annual Meeting, 7: 30 p.m. - Election Results



# Design & Environmental Review Committee Information

Vince Vargas—Chairman  
Ward Messersmith  
Bob White  
(Vacant)

Alternates:  
Al Box

## Contact Information:

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

## FLOATING DEBRIS

*Living on the water is the main reason we all chose to live in Discovery Bay. During the year we all experience items floating in the water, e.g., Water Hyacinth, Egeria Densa, empty bottles, cans, tulles, building materials, etc. Because of tidal action and prevailing Delta breezes some of our neighbors end up with most of the debris. It becomes trapped in our docks or hydrohoists and some is left on the slope control rip-rap during tidal action.*

### What can we all do about this problem?

- Alert neighbors when gardening/tree trimmings fall into the water
- Alert contractors and/or neighbors

when building material fall into the water

- Pull out Hyacinth, Egeria or tulles from the roots and put them in our garbage cans.
- Scoop out any garbage debris from the water and put it in our garbage cans

Much of this material obstructs navigation, plugs water pumps and hinders recreational activities. Interested in helping more? FREE Seminar at South Beach Harbor in San Francisco on keeping the Delta Clean: Saturday, August 18, 2007 For more information: [www.coastal.ca.gov](http://www.coastal.ca.gov)

Let us all do our part in keeping the waterside of our homes in good & safe shape.

## VANDALISM CONCERNS

The Association has received several new complaints regarding alleged vandalism acts taking place in their neighborhood. If you suspect or witness something out of the ordinary, we encourage you to call the county Sheriff immediately. They are the agency that will address those type of cases.

Vandalism is apparently on the rise. In the Golf Course Association, vandals slashed tires and damaged vehicle paint on Saturday night, June 30. In addition, some major damage was done to the golf course practice putting green. Good advice is to lock your car and house at all times. Neighbors watching neighbor's properties will help also.

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](http://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 February 2007



After 20 years as Office Manager at Health Care Consultants in Walnut Creek, Ms. Elizabeth Munoz retired in January, 2005. After living in Concord for a long time, Elizabeth decided on a move to Discovery Bay in early 2006. She was anxious to find a home with a water view and to be around the water, settling down on Sail Court. Her residence at 1412 Sail Court is the DBPOA Home Pride Winner for February.

Elizabeth corrected a landscaping deficiency after she moved in with a simple redesigned landscape on her lot, front and lakeside. The regular maintenance of her yard is well done and well maintained. In addition to maintaining yard, Elizabeth has a couple other hobbies: doll collecting and taking care of several animals at home. Thank you for your efforts, Elizabeth.

## Home Pride Award April 2007



Karl Ogden has been the home owner at 5521 Starboard Court for 4 years, moving here from Union City. Karl commutes to San Jose, where he works in Software Quality Assurance for CALLIPUS. Maria, his fiance, is an Area Manager for American Greeting cards. They are very happy to be in Discovery Bay.

As Karl proudly proclaimed, "This is my first real house." He is doing a nice job in maintaining the front and back yards. The back yard is on the lake and was improved with a waterfall and patio area several years ago.



Karl and Maria spend time together bicycling and back packing. He recently climbed Mt. Whitney and they plan to tackle Mt. Kilimanjaro on their upcoming honeymoon.

Karl has taken very good care of his property, particularly the landscaping maintenance. A very nice job indeed! Happy honeymoon to these two!

## Home Pride Award May 2007



After owning several other residences in Discovery Bay over the past 15 years, Tony Adams has lived at 5722 Drakes Drive for 4 years. A remodel of the home began about 4 years ago. It took 2 years for the planning and construction to be completed. The end result is a beautiful house on 2 lots, with a wonderful, well maintained front yard landscaping design.

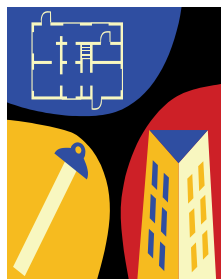
Tony met Angela and they were married about a year ago. Tony is the owner of Adams Pool Solutions, with offices in five southwestern cities. Angela has been in the mortgage banking business for over 10 years. Tony is very active with boating and speed! He races in the Marathon Speed Skiing competition from Long Beach to Avalon on Catalina Island and back, which takes him about 55 minutes. They are active in the DB Yacht Club and the DB Country Club.

This award is in recognition of the great job in maintaining their front yard landscaping.

The Association acknowledges their effort and offers "Congratulations!"

### Reminder:

### Remodels and Additions



Be sure to turn in your plans for review by DERC.

County permits will not be issued without DERC approval.

**INSIDE THIS ISSUE:**

President's Update,	Page 1
Election Announcement	
DERC Information	2
Treasurer's Report	insert
Home Pride Awards	3 & 4

**Keep Discovery Bay Beautiful!**

Reminder: Summer watering is best done early in the morning or in the evening so that there is time for the water to soak into the soil. Less evaporation means less water used!



Save water and add beauty to your yard at the same time!

**Home Pride Award  
July 2007**

Ed and Anne Monaghan have lived at 2166 Sand Point Road for almost 4 years. Ed has been in the Real Estate business with RE Realty Experts in Pleasanton for 26 years. In 2003, Ed and Anne met on the Internet. Anne lived in Estonia on the Baltic Sea and Ed lived in Dublin, CA. One thing led to another, they met and got married in July, 2003.



In 2003, Ed and Anne went "for a house hunting ride" from Dublin to Discovery Bay. They looked at 2166 during an Open House and bought it a couple days later. They love the water and the area. Both are active in the Yacht Club and love fishing anywhere in the world.

Anne gets the credit for the very nice looking front yard flowers and plants that are there now. Ed reminded us that he planted the flowers based on Anne's instruction!. Please drive by the home and check out their yard. They have vines, flowers and plants in the side yards as well. You will see a very high level of landscape maintenance and pride in their effort. Congratulations for a job well done!

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

*DBPOA—Working for you  
and your property's value.*

**We're on the Web!**

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

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ADDRESS CORRECTION REQUESTED



**FINANCIAL REPORT (for 9 Months) 10/01/06 - 06/30/07**

The DBPOA runs on a Fiscal Year that begins October 1<sup>st</sup> of each year and ends on September 30 of the following year. The recent month ending (June 2007) covers a nine month period. During this period, DBPOA has collected **gross revenues of \$67,000**. DBPOA's normal operation **expenses** during this same period ran about **\$64,400**, or, a slight surplus of \$2,600. Generally, revenues have been less than budgeted by about \$8,000 – mostly from all revenue accounts. Expenses, however, have also run much less than budgeted – about \$17,000 less – again, most all expense accounts are less than planned. DBPOA's **cash balances** at 06/30/2007 stand at **\$112,049**. Last year's balances (06/30/2006) were \$113,843.—*Chris Provencher, Treasurer*

<b>REVENUE SOURCE</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>VARIANCE FAVORABLE (UNFAVOR)</b>
DEMAND FEES	\$ 4,800	\$ 5,400	\$ (600)
DOCUMENTATION FEES	2,850	3,240	(390)
FINANCE CHARGES	4,858	1,800	3,058
FINES, PENALTIES & JUDGMENTS	5,168	11,520	(6,352)
MEMBER DUES	39,631	41,000	(1,369)
MISC REVENUE	1,007	1,440	(433)
PLAN REVIEW FEES	3,555	5,400	(1,845)
TRANSFER FEES	5,200	5,400	(200)
<b>TOTAL REVENUE</b>	<b>\$ 67,069</b>	<b>\$ 75,200</b>	<b>\$ (8,131)</b>
<b>OPERATING EXPENSES</b>			
COLLECTION FEES	\$ 90	\$ 900	\$ 810
INSURANCE	4,278	4,500	222
LEGAL FEES	8,363	9,000	637
MISC	605	1,135	530
OFFICE SUPPLIES	1,240	1,800	560
POSTAGE	3,471	4,500	1,029
PRINTING & REPRODUCTION	3,096	8,100	5,004
PROFESSIONAL FEES	4,265	5,050	785
PROPERTY INSPECTIONS	9,000	11,700	2,700
PUBLIC RELATIONS / COMMUNICATION	963	4,500	3,537
RENT & STORAGE	2,515	2,655	140
SECRETARIAL SERVICES	24,400	24,300	(100)
SMALL CLAIMS COURT REP FEES	670	1,800	1,130
TELEPHONE	1,295	1,170	(125)
TRAVEL	170	360	190
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 64,421</b>	<b>\$ 81,470</b>	<b>\$ 17,049</b>
<b>NET SURPLUS</b>	<b>\$ 2,648</b>	<b>\$ (6,270)</b>	<b>\$ 8,918</b>

**CASH - BANK BALANCES:**

	<b>06/30/06</b>	<b>06/30/07</b>
CHECKING ACCOUNT	\$ 24,174	\$ 26,438
SAVINGS (RESERVES)	\$ 89,669	\$ 85,611
<b>TOTAL CASH BALANCES</b>	<b>\$ 113,843</b>	<b>\$ 112,049</b>